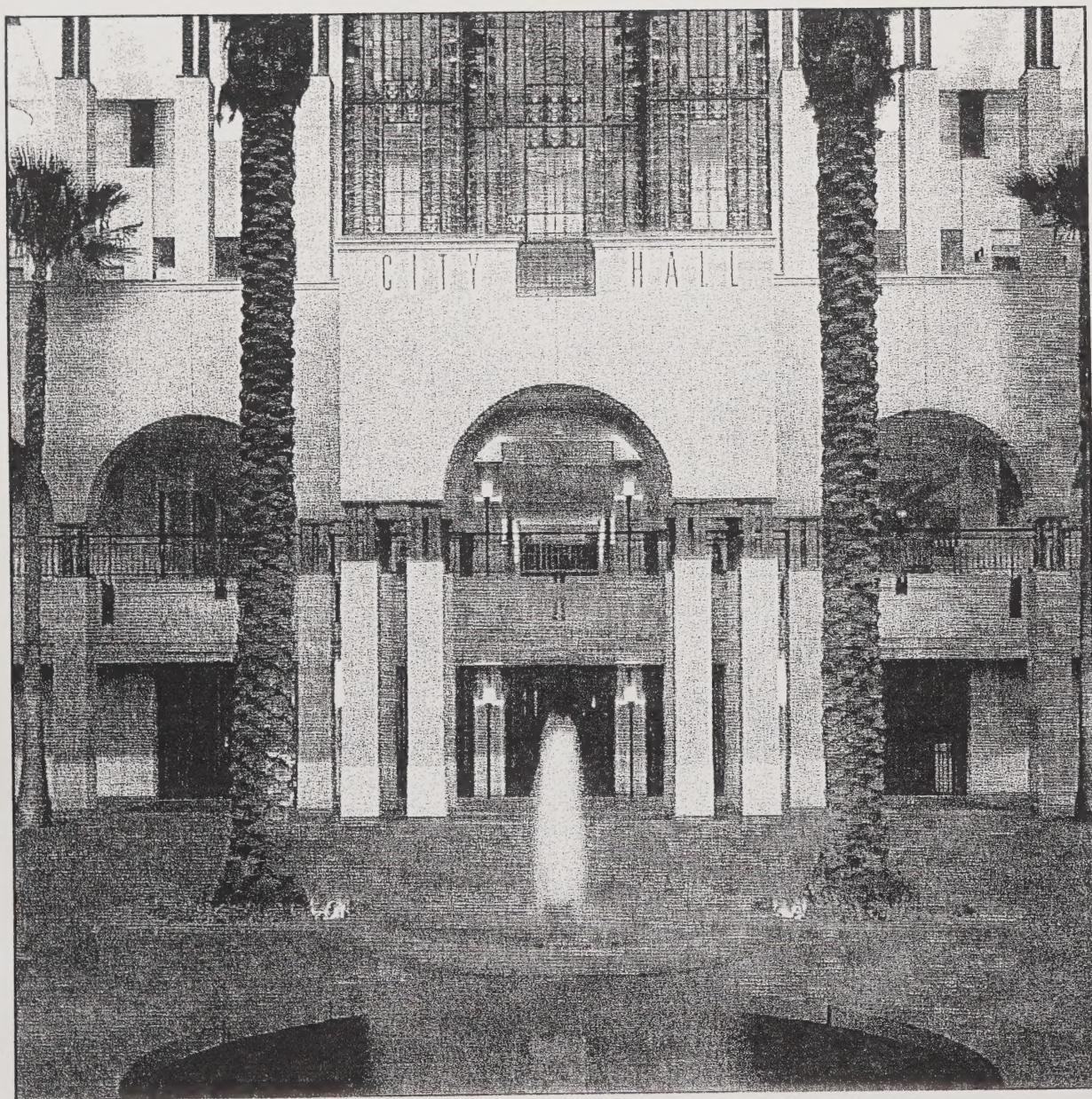


# Culver City General Plan

## HOUSING ELEMENT



JULY 9, 2001





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- C. *Develop Standards for Live/Work Units in East Washington Overlay Zone*

**General Plan Documents**

This **HOUSING ELEMENT** is one of nine Elements of the **CULVER CITY GENERAL PLAN**. The complete list of General Plan documents includes:

- General Plan Overview, 1996
- Glossary, 1996
- Land Use Element, 1996
- Circulation Element, 1996
- Housing Element, 1996
- Open Space Element, 1996
- Noise Element, 1996
- Conservation Element, 1973
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**A VISION FOR THE HOUSING ELEMENT.** The vision of the Culver City General Plan Housing Element is to maintain and develop quality housing for all income levels. To support this vision, the Housing Element is built around the following goal and objectives:

**GOAL:** *Residential neighborhoods that offer residents the qualities of a peaceful, small-town environment.*

**Objective 1. Housing Supply**

Maintain opportunities for developing all types of housing while protecting the character and stability of Culver City neighborhoods.

**Objective 2. Housing Affordability**

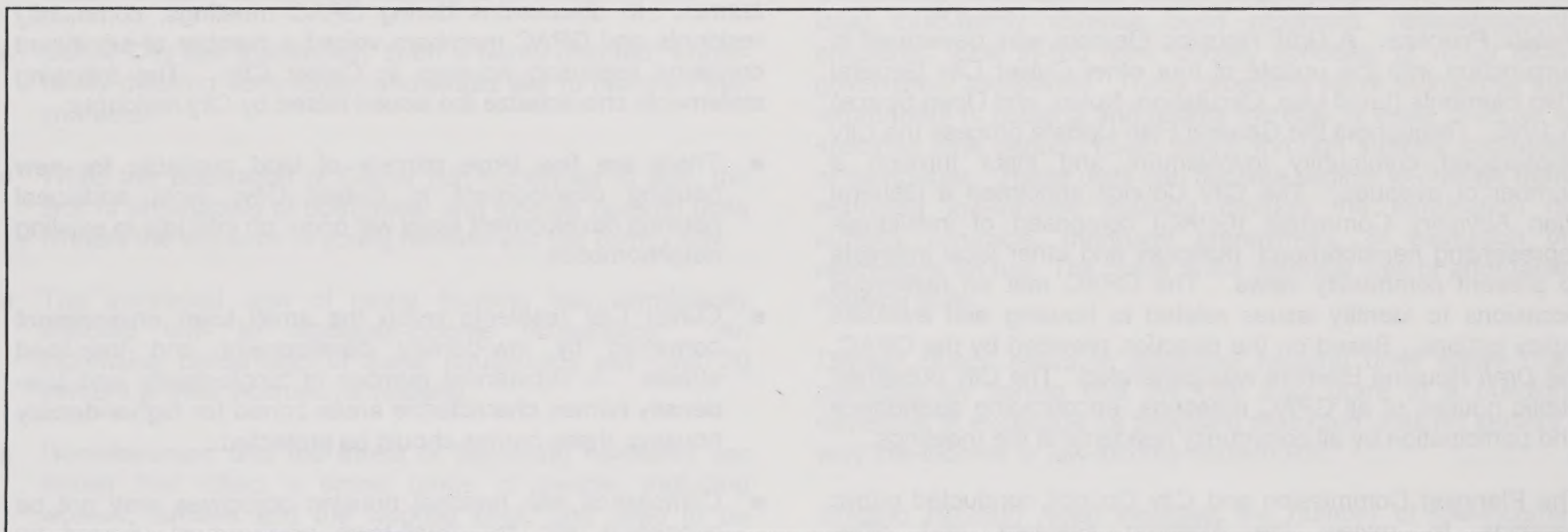
Provide rental and home-ownership housing opportunities that are compatible with the incomes of Culver City residents.

**Objective 3. Housing Maintenance**

Attain a high-level of housing maintenance to assure the availability of decent housing and to protect the quality of neighborhood environments.

**Objective 4. Housing Access**

Improve access to quality housing for all members of the community by eliminating discrimination, reducing physical constraints, increasing affordability, and supporting access to emergency shelter.





**PURPOSE OF THE HOUSING ELEMENT.** The opportunity for all individuals and families to live in safe, affordable, and decent housing is a priority for Culver City, as well as the State of California. By State law, the Housing Element establishes a set of goals, objectives, and policies to guide the provision, preservation and improvement of housing for all economic segments of the City. The Element identifies and assesses the current and projected housing needs of the community, physical and financial resources available for developing housing opportunities and the constraints upon such development. From the issues and limitations identified in this evaluation, the Housing Element establishes reasonable objectives for protecting and producing housing within Culver City and a five-year program schedule of actions to implement the policies and objectives.

## BACKGROUND

**Public Process.** A *Draft* Housing Element was developed in conjunction with the update of four other Culver City General Plan Elements (Land Use, Circulation, Noise, and Open Space) in 1995. Throughout the General Plan Update process the City encouraged community involvement and input through a number of avenues. The City Council appointed a General Plan Advisory Committee (GPAC) composed of individuals representing neighborhood, business and other local interests to present community views. The GPAC met on numerous occasions to identify issues related to housing and evaluate policy options. Based on the direction provided by the GPAC, the *Draft* Housing Element was generated. The City published public notices of all GPAC meetings, encouraging attendance and participation by all community residents at the meetings.

The Planning Commission and City Council conducted public hearings to review the Housing Element and other

General Plan Elements which afforded an additional opportunity for residents and housing groups to provide recommendations to the *Draft* Housing Element.

While the other General Plan Elements were adopted in 1996, the Housing Element was placed on hold until the current Regional Housing Needs Assessment (RHNA) process was completed. As mandated by State law, this Housing Element includes the 1999 RHNA in order to address the City's regional share of housing production and affordable housing units. In 2000, the City undertook the process of updating the *Draft* Housing Element in order to comply with the statutory mandate for cities to adopt local housing elements by December 2000. Much of the statistical information contained in the 2000 Housing Element is based on 1990 Census data. This occurs because, the State mandated deadline for submittal of the Housing Element precedes the completion of the 2000 Census

**Issues.** In discussions during GPAC meetings, community residents and GPAC members voiced a number of significant concerns regarding housing in Culver City. The following statements characterize the issues raised by City residents:

- There are few large parcels of land available for new housing development in Culver City; most additional housing development likely will occur on infill lots in existing neighborhoods.
- Culver City residents relish the small town environment conveyed by low-density development and tree-lined streets. A substantial number of single-family and low-density homes characterize areas zoned for higher-density housing; these homes should be protected.
- Compliance with regional housing objectives may not be consistent with the small-town environment favored by Culver City residents.



- The character of some recent residential development is incompatible with older existing residences. Older development, commonly single-family homes or small apartments, typically covers less land area and is set back farther from the street than newer, larger development.
- New residential development has been slow to occur in Culver City neighborhoods.
- Insufficient maintenance of certain residences in some neighborhoods degrades the quality and character of these areas and creates the impression of instability and indifference.
- Poor property maintenance can create inadequate living conditions for tenants residing in those units.
- Housing demand has pushed the cost of housing out of reach for many households seeking to purchase homes.
- Culver City has traditionally been a family-oriented, single-family-dwelling community, and would like to maintain that character.
- While the population of Culver City continues to age, the lack of affordability of both rental and for-sale housing units hinders the entrance of young families into the community.
- The increased cost of rental housing has significantly affected low- to moderate-income households. An increasing percentage of these households pay over 30 percent of their incomes for housing.
- Homelessness and the threat of becoming homeless are issues that affect a broad range of people, including women, families and the working poor, and need to be addressed regionally as well as locally.

- The number of people over the age of 65 is growing in Culver City and their housing needs should be and could be met within the community.

**DEFINITIONS.** Certain common terms have specific meanings when applied to the Housing Element; these terms are defined, as they will be used in this document.

*Affordable Housing* is housing that is reasonably priced in light of a household's income. The common standard of reasonability is the allocation of 30 percent or less of a household's income towards housing.

*Assisted Units* are low-income, multi-family rental housing units, that are financed, in part, by governmental assistance from federal, state or local housing programs such as; the U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant programs, state and local multi-family revenue bond programs, redevelopment programs, local in-lieu fees, density bonuses, or direct local government assistance. These programs serve to improve the affordability of housing and restrict the cost of these units for a specified time period (15-40 years) through subsidy contracts or mortgages. These units can become eligible to change from restricted low-income housing through the termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The result is the potential loss of affordable housing units.

*Density Bonus* refers to additional housing units above that permitted by zoning that the City may grant to a building developer in exchange for providing restricted units for seniors, very low-income or low-income households.

*Existing Housing Need* identifies the number of low-income Culver City residents who are paying more on housing costs



than they can reasonably afford. Although excessive housing costs affect moderate income households, they most acutely impact low-income earners since allocation of a substantial proportion of a limited income leaves little money available for the purchase of other necessary goods and services. If a household is paying more than the 30 percent that State and Federal agencies use as the maximum percentage of income that a household should devote to housing, government agencies consider it an indication that a need for affordable housing or financial assistance exists. Households paying in excess of 30 percent of their incomes for housing are described as *Overpaying*.

A *Household* includes all the persons who occupy a housing unit. A household may consist of one person, unrelated individuals, a family, as defined below, or any other group of related or unrelated persons who share living arrangements.

A *Family* is a household consisting of persons related by blood, marriage, adoption or operation of the law to the head of a household.

*Future Housing Need* indicates the anticipated number of new housing units that will need to be constructed in Culver City between 1998 and 2005 to accommodate new households of all income levels, replace housing units lost to demolition or conversion, and achieve a vacancy rate that allows the housing market to operate efficiently.

There are four *Income Groups* that the Housing Element examines in an effort to determine existing and future housing needs. These four groups include *Very Low*, *Low*, *Moderate*, and *High Income Households* which are defined in reference to the median household income for the entire Los Angeles County area. The 1990 U.S. Census identified the median household income for Los Angeles County as \$34,966, while HUD has identified the 1995 median household income as

\$45,200. Using the 1990 U.S. Census figures, the four income group definitions are:

| INCOME GROUP    | PERCENT of MEDIAN HOUSEHOLD INCOME | ANNUAL INCOME LIMITS |
|-----------------|------------------------------------|----------------------|
| <i>Very Low</i> | Up to 50%                          | Up to \$17,483       |
| <i>Low</i>      | 50 to 80%                          | \$17,483 - \$27,972  |
| <i>Moderate</i> | 80 to 120%                         | \$27,972 - \$41,958  |
| <i>High</i>     | More than 121%                     | More than \$41,958   |

*Mixed Use* is a form of development that combines different land uses, typically residential and commercial, within a single development.

*Overcrowding* refers to households living in housing units that lack sufficient space to meet the basic needs of daily living. The prevalence of overcrowding conditions is measured by some agencies as the ratio of persons to rooms in a housing unit (excluding bathrooms and kitchens). A ratio of persons to rooms exceeding 1.01 persons per room is considered by the U.S. Census to be overcrowded; the U.S. Department of Housing and Urban Development recommends an overcrowding standard of not more than two persons per living/sleeping area in a housing unit. The State 1991 Uniform Housing Code defines overcrowding based on the size of rooms per person. The Code states that habitable rooms shall have an area of not less than 70 square feet and an additional 50 square feet for each occupant beyond two.

*Tenure* refers to whether the dwelling unit is owned or rented.



## HOUSING PROGRAMS AND FUNDING

**Funding Sources.** The City of Culver City Housing Division currently administers a number of programs that assist in the production and rehabilitation of, and financial assistance for housing. Funding for these programs originates from federal sources, such as U.S. Department of Housing and Urban Development Housing Programs and Community Development Block Grants, and from Culver City Redevelopment Agency Set-Aside Funds.

*Community Development Block Grants.* The Federal government initiated the Community Development Block Grants (CDBG) program to provide funding for acquisition, demolition and rehabilitation of housing, installation of utilities, counseling and refinancing of debt. Culver City expects to receive a 1999-2000 allotment of \$330,000 from the U.S. Department of Housing and Urban Development's CDBG Program. The City allocates the entitlement to programs serving seniors, the disabled and infrastructure improvements.

*Redevelopment Low- and Moderate-Income Housing Set-Aside Fund.* In 1986, the California State legislature adopted legislation that requires redevelopment agencies to set aside 20 percent of their tax increment revenue for activities related to affordable housing. Agencies must direct these funds toward assisting low- to moderate-income households with housing. They may spend the monies for land or building acquisition, site improvements, construction or rehabilitation of buildings, subsidies, and financing tools.

The City of Culver City has designated three redevelopment project component areas within the City. These include the Slauson-Sepulveda (Component Area No. 1), Overland-Jefferson (Component Area No. 2), and Washington-Culver (Component Area No. 3). In 1998, the City adopted an Ordinance merging the separate project areas into the single

*Culver City Redevelopment Project Area* and also added territory known as Component Area No. 4 to the *Project Area*. Annually these areas combined generate substantial revenues. The estimated set-aside funding for fiscal year 1999-2000 is \$2,625,000. The Housing Division currently funds a number of housing programs with these monies, including the Rental Assistance Program (RAP), Landlord Tenant Mediation Board, Mortgage Assistance Program (MAP), Kinston Avenue Pride Strategy (KAPS), Neighborhood Preservation Program (NPP), Shared Housing, Helms/Caroline Affordable Housing Project, and long-term transitional housing for homeless veterans. These monies are a major source of funding for programs that will fulfill the objectives of the Housing Element.

The Redevelopment Agency also enforces a local set-aside program for Component Areas No. 1 and No. 3. The requirements of this program provide that ten percent of net bond proceeds from all tax allocation bonds plus ten percent increment revenues in excess of annual bond debt service be set-aside for low- and moderate-income housing activities. If monies set aside as a result of the local requirement are used for low- and moderate-income housing activities that comply with the State law, the Agency receives credit for meeting both local and State set-aside requirements, thereby reducing the total amount required to be set-aside as a result of State law. Agency requirements for use of local set-aside funds, however, are not as demanding as those of the State. Uses of local set-aside funds, therefore, do not always conform to the State rules.

**Current Housing Programs.** Culver City's current housing programs focus on the rehabilitation and preservation of affordable housing, first time home-buyers assistance, and on assisting low-income households to pay for housing. The City's current programs are described in the following text.



*Section 8 Program.* This federally funded program assists very low-income seniors, families and disabled households with the cost of rental housing. Generally, a tenant pays 30 percent of his or her adjusted income towards the rent and the Section 8 program pays the balance directly to the landlord. Units are selected from the private housing market by the tenant; owners may choose whether to participate in the program. The Housing Division selects program participants from a waiting list of qualified households, giving priority to Culver City residents. In 1999-2000, the Division estimates they will be able to assist up to 413 households. The waiting list for assistance in 1999 consisted of approximately 8,195 households from Culver City and the surrounding area.

*Rental Assistance Program (RAP).* This program assists very low- and low-income households with housing payments, similar to the federally funded Section 8 program. Funded through Redevelopment Agency Set-Aside Funds, the program can currently aid up to 115 households. This program targets those making between 50 and 80 percent of median- and very low-income employed households.

*Shared Housing.* The recently initiated Shared Housing program, provided under contract by Alternative Living for the Aging, facilitates roommate matches for up to moderate-income individuals seeking shared housing situations. Once a week the organization offers outreach services at the Senior Center, arranges meetings between potential roommates and provides access to a computerized database of others seeking shared housing.

*Group Homes.* This program established group homes that serve special populations such as the developmentally disabled. As of 1999, the Housing Division has funded three group homes. The Division uses Redevelopment Agency Housing Set-Aside Funds to support this program.

*Fair Housing Counseling.* The Westside Fair Housing Council, under contract with the Housing Division, provides fair housing and counseling services regarding landlord-tenant issues and allegations of discrimination. The Council works to promote fair housing and minimize discrimination in housing. The Housing Division uses CDBG resources to fund the program.

*Landlord Tenant Mediation Board.* The Landlord Tenant Mediation Board offers mandatory "good faith" mediation of rent increases in Culver City. Intended to minimize the tension between tenants and landlords, the Board promotes good faith efforts at dispute resolution, provides guidance in resolving issues, and works to educate each group about their rights and responsibilities.

*Property Management.* The Housing Division provides management services to five Redevelopment Agency-owned units at La Fayette Place and Braddock Drive. These units are available to qualified low- and moderate-income households who pay a rent based on 30 percent of their income. These units are projected to become part of an expanded civic center at an unspecified future date.

*Monitoring.* The Housing Division monitors the affordability of housing units in the City that relied on the assistance of federal, state or local housing programs for construction, rehabilitation or conversion funding. The Division periodically reviews the affordability of all income-restricted, assisted units in the City.

*Neighborhood Preservation Program (NPP).* This program offers grants, rebates, emergency grants, loans and deferred loans to assist in the rehabilitation and maintenance of housing. Qualified low- to moderate-income homeowners and owners of multi-family housing with a percentage of low-income tenants can take advantage of these resources. The program funds a wide range of rehabilitation needs as well as remodeling and additions to accommodate increasing family size. Special



improvements for the disabled or elderly, such as ramps and grab bars can also receive funding. Redevelopment Agency Funds support this program.

*Mortgage Assistance Program (MAP).* This is a first-time home buyer program for qualified low- to moderate- income household in Culver City. Funded with Redevelopment Agency Housing Set-Aside Funds, the program assists with down-payment costs. Participation in the program requires that the purchased housing unit remain available to qualified-income households for twenty years.

*Kinston Avenue Pride Strategy (KAPS).* This program comprehensively addresses a number of issues affecting the Kinston Avenue neighborhood. Significant issues of concern during the program's development included housing conditions and affordability, design character, social service needs, maintenance, crime, parking and circulation, and community identity. The components affecting housing include a rental assistance program that is available to families of up to moderate-income; a comprehensive inspection to identify outstanding Code Enforcement problems; and a housing rehabilitation program that covers a portion of the cost of interior as well as exterior repairs. Other housing components of the program consist of an outreach/marketing effort to educate building managers about proper maintenance and management, provide rehabilitation and construction guidance regarding landscaping, materials and building maintenance.

*Home Secure Program.* The Housing Department contracts with the Jewish Family Service, a non-profit corporation, to install security and safety devices. The program also offers education and community resource information to eligible households.

*Security Deposit Reimbursement Program.* This program provides assistance with security deposit and first month's rent

to low- and moderate-income tenants displaced due to code enforcement action or change in land use. The program also links with the City's Section 8 Program to provide security deposits for individuals on the Welfare to Work Program.

*Helms/Caroline Affordable Housing Project.* This program provides grants to affordable housing developers to acquire, rehabilitate, and provide affordable housing to low-income renters on Helms Avenue and Caroline Avenue, between National and Washington Boulevards. The program, in conjunction with the existing Neighborhood Preservation Program, provides rehabilitation grants to property owners with moderate-income tenants.

*Create Affordable Rental Environmental (CARE) Program.* This program targets specified problem rental buildings by providing opportunities for rehabilitation, assistance with management, and preservation of affordable housing. The program will also be expanded to include creating affordable units in residential motels in need of rehabilitation.

*West Culver City Residential Rehabilitation Program.* This program will provide rehabilitation grants to help eligible residential property owners in West Culver City. The program will also provide grants to an affordable housing developer to acquire and rehabilitate units to provide housing to low-income renters.

**PROGRESS REPORT.** State law requires Housing Elements to assess the goals, objectives and accomplishments of the previously adopted housing element to evaluate the effectiveness of existing policies and identify feasible objectives for future preservation, production and maintenance of housing. Table H-1, *Culver City 1989 Housing Element Objectives and Accomplishments* describes the programs and objectives established in the 1989 Housing Element and indicates the



extent to which the City achieved these objectives between 1989 and 1999. Although the 1989 Housing Element included other implementation measures, Table H-1, *Culver City 1989 Housing Element Objectives and Accomplishments* describes those measures for which quantitative objectives or schedules were defined and, therefore, for which accomplishments can be easily measured.

The City of Culver City Housing Division implemented a number of programs to assist with housing affordability, maintenance and preservation between 1989 and 1999. Table H-1, *Culver City 1989 Housing Element Objectives and Accomplishments* indicates that these programs successfully worked toward realizing the City's adopted goals and that a significant percentage of the objectives from the 1989 Housing Element were achieved. Private investment in market-rate and affordable housing development, however, did not reach the level anticipated by the previous Element.

In addition to the objectives identified in the 1989 Housing Element that have been achieved, the City in 1999, through the Redevelopment Agency, joined a cooperative effort with the U.S. Department of Housing and Urban Development and other Westside cities to fund the construction of a 150-bed regional homeless veteran's shelter at the Veterans Administration West Los Angeles facility. Culver City provided a \$750,000 grant towards construction of the shelter in exchange for 20 shelter beds being reserved for low- income Culver City veterans.

Culver City's 1989 Housing Element was one of the few Housing Elements in California to receive certification from the State Housing and Community Development Department. The 2000 Housing Element continues to support the existing programs and policies pursued by the City and to build on the 1989 Housing Element. It encourages the active pursuit of increased housing opportunities for families to foster a diverse community composed of different ages, incomes, ethnicity,

and household formations. Also, it incorporates policy measures that lend support to current programs that encourage development of housing for low- and moderate-income households and special needs groups, such as seniors and the disabled.



**TABLE H-1**  
**CULVER CITY 1989 HOUSING ELEMENT OBJECTIVES AND ACCOMPLISHMENTS**

| PROGRAM                                           | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                    | OBJECTIVES<br>(1989 - 1994)                                                            | ACCOMPLISHMENTS<br>(1989 - 1999)                                                                  |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Section 8 Rental Assistance                       | Rent subsidies for very low-income families, seniors and the disabled.                                                                                                                                                                                                                                                                                                                                                         | 288 households;<br>100 additional households                                           | 320 households                                                                                    |
| Rental Assistance                                 | Rent subsidies for very low- and low-income families, seniors and the disabled.                                                                                                                                                                                                                                                                                                                                                | 40 households                                                                          | 90 households                                                                                     |
| Homeless Rental Assistance<br>(Temporary Housing) | Rental assistance to the homeless or about-to-be homeless.                                                                                                                                                                                                                                                                                                                                                                     | unspecified                                                                            | 16 households<br>(part of Section 8 Program)                                                      |
| Mortgage Assistance                               | Mortgage assistance to first-time, moderate-income homebuyers.                                                                                                                                                                                                                                                                                                                                                                 | 20 households                                                                          | 70 households                                                                                     |
| Mobile Home Park Assistance                       | Assistance to low- to moderate-income mobile home residents to purchase and rehabilitate units.                                                                                                                                                                                                                                                                                                                                | 80 households                                                                          | 80 households                                                                                     |
| New Affordable Housing Development                | <ul style="list-style-type: none"> <li>▪ 5166 Sepulveda Boulevard , very low-income senior housing</li> <li>▪ 5250 Sepulveda Boulevard , low- to moderate-income senior units</li> <li>▪ 5250 Sepulveda Boulevard , for sale units for moderate-income households</li> <li>▪ 3995 Overland Avenue, congregate units for lower-income, frail seniors</li> <li>▪ 4061 Grand View Boulevard , assisted living facility</li> </ul> | <p>48 units</p> <p>50-75 units</p> <p>35 units</p> <p>20 units</p> <p>0 households</p> | <p>48 units</p> <p>0 units</p> <p>0 units</p> <p>39 units</p> <p>70 rooms<br/>(19 affordable)</p> |
| Density Bonus Units                               | Affordable units constructed by private developers in exchange for a density bonus.                                                                                                                                                                                                                                                                                                                                            | 10<br>multi-family units<br>48 senior units                                            | 0 units<br>48 senior units<br>(listed above)                                                      |



**TABLE H-1, continued**  
**CULVER CITY 1989 HOUSING ELEMENT OBJECTIVES AND ACCOMPLISHMENTS**

| PROGRAM                                  | DESCRIPTION                                                                                     | OBJECTIVES<br>(1989 - 1994) | ACCOMPLISHMENTS<br>(1989 - 1999) |
|------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------|
| New/Infill Housing Development           | Private, market-rate housing development.                                                       | 413-468 units               | 464 units                        |
| Condominium Conversion Regulations       | Adopt an ordinance regulating the conversion of multiple-family rental units to for sale units. | Adopt ordinance in 1992     | Ordinance in development         |
| Neighborhood Preservation                | Rehabilitation of owner-occupied or rental housing units.                                       | 250 units                   | 552 units                        |
| Barrier Free Housing Rehabilitation      | Funding for installation of accessibility features.                                             | 15 units                    | 15 units                         |
| Landlord Tenant Mediation Board          | Resolution of rent mediation cases.                                                             | 100 cases                   | 20 cases                         |
| Fair Housing Council                     | Education and counseling concerning housing discrimination and landlord/tenant disputes.        | ongoing                     | ongoing                          |
| Group Homes                              | Financial assistance for the development of group homes that serve special needs populations.   | 5 homes<br>28-30 residents  | 3 homes<br>18 residents          |
| Energy Conservation                      | Guidelines for energy conservation in building design and construction.                         | Complete by 1994            | Program not adopted              |
| Mobile Homes in R1 Zone                  | Implementation of mobile home development standards similar to R1 standards.                    | ongoing                     | ongoing                          |
| One-stop Permit Processing               | Creation of a consolidated process for reviewing permits.                                       | 1989-1994                   | Program implemented              |
| R1 and R2 Development Standards Revision | Revision of development standards for R1 and R2 zones to provide greater design guidance.       | Adopt by 1991               | Adopted March 1990               |
| R3 and R4 Development Standards Revision | Revision of development standards for R3 and R4 zones to provide greater design guidance.       | Adopt by 1991               | Adopted January 1991             |

Source: Culver City 1989 Housing Element, page V-16



The following description of Culver City's demographic and housing characteristics helps to paint a picture of the social make-up and housing needs of City residents. Data related to age, race and ethnicity, household size, income and employment suggest the type, size and affordability of housing required by the Culver City community. The information about existing housing, such as overcrowding, cost, vacancy rate, and ownership, serves to indicate whether available housing is appropriate for the needs of the community.

The demographic and housing data presented in the Housing Element derive from the 1990 U.S. Census. Information is drawn from Summary Tape File 1 (STF 1) and Summary Tape File 3 (STF 3). The information in Summary Tape File 1 includes essential or basic characteristics based on a full survey, (i.e., 100 percent) of all residents in a census tract. Summary Tape File 3 includes more detailed information categories that are not available from STF 1. This file, however, is based on a survey of only 20 percent of the populace within a census tract that is then extrapolated over the entire tract and therefore may not be as accurate. For this reason, data may vary slightly between files. For example, the total number of households identified in STF 1 (16,166) slightly exceeds the number from STF 3 (16,149). The Summary Tape File source is identified on each Table within this document.

**POPULATION CHARACTERISTICS.** Between 1980 and 1990, Culver City remained a very stable community. The population grew by a slight 1.6 percent, from 38,189 persons in 1980 to 38,793 in 1990. This change contrasts with that of the State, which grew by 25.7 percent, and of Los Angeles County, which grew by 18.5 percent between 1980 and 1990.

**Race and Ethnicity.** Culver City is composed of a number of racial and ethnic groups common to the Los Angeles region. According to the 1990 U.S. Census, Whites constitute the

largest racial group in the City, comprising 69.2 percent of the total population. Asians compose 12.0 percent of the residents, Blacks 10.4 percent. Native Americans 0.6 percent and Other Races 7.8 percent. Persons who identify themselves as being of Hispanic origin, which is an ethnic and not a racial distinction, compose 19.8 percent of the population. Hispanics are individuals that generally identify themselves as having origins in Spain or Latin America and may identify themselves with any race category. Statistically, when this ethnic group is subtracted from the racial categories, the categories most affected are White and Other Race. The White category then becomes 57.8 percent of the population, and Other Race 0.3 percent. The other racial categories are affected by less than one percent.

Because racial categorization does not necessarily reflect the cultural and ethnic diversity within a community, it is important to recognize that within each of the racial categories there is a myriad of ethnic distinctions. In addition to Hispanic, other large ethnic groups in the region that may not be reflected in the race categories include those from Eastern Europe, the Middle East, and Island cultures, such as those of the Philippines or Caribbean.

As shown in Table H-2, *Population, Race and Ethnicity in Culver City, 1980 and 1990*, all racial and ethnic populations grew over the 10-year period between 1980 and 1990, except the White population which decreased. The greatest percentage growth occurred in the size of the Asian population, which grew by 51.2 percent. The greatest numerical change was the decline in the White population by 2,409 persons. Within the County as a whole, 56.8 percent of the population is White, 11.2 percent is Black, 10.8 percent is Asian, and 21.2 percent is Native American or other. Those of Hispanic origins, who may be in any race category, compose 28.5 percent of the County population.



TABLE H-2

## POPULATION, RACE AND ETHNICITY IN CULVER CITY, 1980 and 1990

|                               | 1980    |               | 1990    |               | CHANGE 1980 - 1990 |                |
|-------------------------------|---------|---------------|---------|---------------|--------------------|----------------|
|                               | PERSONS | PERCENT TOTAL | PERSONS | PERCENT TOTAL | CHANGE             | PERCENT CHANGE |
| White                         | 29,262  | 76.6%         | 26,853  | 69.2%         | -2,409             | -8.2%          |
| Black                         | 3,118   | 8.2%          | 4,026   | 10.4%         | 908                | 29.1%          |
| Native American               | 165     | 0.4%          | 224     | 0.6%          | 59                 | 35.8%          |
| Asian                         | 3,088   | 8.1%          | 4,669   | 12.0%         | 1,581              | 51.2%          |
| Other Race                    | 2,556   | 6.7%          | 3,021   | 7.8%          | 465                | 18.2%          |
| Total Population              | 38,189  | 100.0%        | 38,793  | 100.0%        | 604                | 1.6%           |
|                               |         |               |         |               |                    |                |
| Hispanic Origins <sup>a</sup> | 6,478   | 17.0%         | 7,667   | 19.8%         | 1,189              | 18.4%          |

Source: U.S. Bureau of the Census, 1980 and 1990 Decennial Census (Summary Tape File 1).

<sup>a</sup> Persons of Hispanic origins are those who generally identify themselves as having origins in Spain or Latin America. Persons of Hispanic origin may be of any race.



**Age.** Statistics related to age suggest particular housing needs in a community. For example, a young population with children may indicate a need for larger, multi-bedroom units, or an aging population may indicate a need for smaller, senior units. Table H-3, *Age of Population in Culver City, 1980 and 1990* shows how the age of Culver City residents changed between 1980 and 1990. Table H-4, *Comparison of Age: Culver City and Los Angeles County, 1990*, indicates that compared with Los Angeles County, Culver City has an older population with relatively fewer children.

Culver City has a significantly smaller percentage of children than the rest of the County. In Culver City, toddlers under the age of five years represent 6.0 percent of the City's population; children between the age of 5 and 17 years constitute 12.7 percent; and young adults between the ages of 18 and 24 years make up 9.0 percent of the population. Within Los Angeles County, toddlers represent 8.3 percent of the population, children 17.9 percent, and young adults 12.3 percent. While only 6 percent of the population, the number of children under five years increased 31 percent since 1980. This may suggest an expansion in the number of school-age children in coming years.

Residents between the ages of 25 and 44 years comprise 37.8 percent of the Culver City community, the largest proportion of its population. The slightly older and more settled segment of the population, individuals between the ages of 45 and 64 years, represent 21.1 percent of the population. Within the County as a whole, these two groups represent 34.9 percent and 16.8 percent of the population, respectively.

The senior population grew significantly in Culver City between 1980 and 1990, especially compared to the rest of Los Angeles County. Those 65 years or older increased to 13 percent of the population and those 75 years or older grew to 5.4 percent in 1990. In Los Angeles County, the 65 years or older population

represents 9.7 percent of residents, and the 75 years or older population represents 4.0 percent. As individuals grow older they tend to move to smaller, more manageable housing situations. The growing senior population in Culver City may portend an increasing availability of homes as these individuals relocate.

**HOUSEHOLD CHARACTERISTICS.** Household data, similar to population data, describe the character of a community, but by the household unit, rather than the individual. The number of households in Culver City, like the population, grew only slightly between 1980 and 1990. Households increased by 1.6 percent from 15,910 in 1980 to 16,166 in 1990.

**Household Formation.** Household formation, which identifies the relationship among individuals in a household, suggests what size and configuration of housing residents may require. For example, family households may seek a home to own with more bedrooms than households consisting of single individuals who may seek smaller rental housing.

In Culver City, family households, which consist of related individuals, make up 59.3 percent of the total household population, as illustrated in Table H-5, *Household Formation in Culver City, 1980 and 1990*. A subset of this statistic is that slightly less than half (45 percent) of these family households consist of only two persons. The number of single-person households grew to 31.6 percent of the household population in 1990. Non-family (unrelated) households of two or more persons increased to 9.1 percent of City households.

The median number of persons per household in Culver City decreased from 2.36 in 1980 to 2.34 in 1990 compared with the median number for the County, which grew from 2.69 in 1980 to 2.91 in 1990.



**TABLE H-3**  
**AGE OF POPULATION IN CULVER CITY, 1980 and 1990**

| AGE               | 1980    |               | 1990    |               | CHANGE 1980-1990 |                |
|-------------------|---------|---------------|---------|---------------|------------------|----------------|
|                   | PERSONS | PERCENT TOTAL | PERSONS | PERCENT TOTAL | CHANGE           | PERCENT CHANGE |
| Under 5 years     | 1,783   | 4.7%          | 2,339   | 6.0%          | 556              | 31.2%          |
| 5 to 17 years     | 5,958   | 15.6%         | 4,906   | 12.6%         | - 1,052          | - 17.7%        |
| 18 to 20 years    | 1,738   | 4.6%          | 1,321   | 3.4%          | - 417            | - 24.0%        |
| 21 to 24 years    | 2,796   | 7.3%          | 2,187   | 5.6%          | - 609            | - 21.8%        |
| 25 to 34 years    | 7,727   | 20.3%         | 7,664   | 19.8%         | - 63             | - 0.8%         |
| 35 to 44 years    | 5,044   | 13.2%         | 7,007   | 18.1%         | 1,963            | 38.9%          |
| 45 to 54 years    | 4,515   | 11.8%         | 4,559   | 11.8%         | 44               | 1.0%           |
| 55 to 59 years    | 2,533   | 6.6%          | 1,822   | 4.7%          | - 711            | - 28.1%        |
| 60 to 64 years    | 2,034   | 5.3%          | 1,812   | 4.7%          | - 222            | - 10.9%        |
| 65 to 74 years    | 2,488   | 6.5%          | 3,084   | 7.9%          | 596              | 24.0%          |
| 75 to 84 years    | 1,122   | 2.9%          | 1,552   | 4.0%          | 430              | 38.3%          |
| 85 years and over | 401     | 1.1%          | 540     | 1.4%          | 139              | 34.7%          |

Source: U.S. Bureau of the Census, 1980 and 1990 Census (Summary Tape File 1).



**TABLE H-4**  
**COMPARISON OF AGE: CULVER CITY AND LOS ANGELES COUNTY, 1990**

|                               | CULVER CITY |               | LOS ANGELES COUNTY |               |
|-------------------------------|-------------|---------------|--------------------|---------------|
|                               | PERSONS     | PERCENT TOTAL | PERSONS            | PERCENT TOTAL |
| Toddlers (under 5 years)      | 2,339       | 6.0%          | 736,285            | 8.3%          |
| Children (5 to 17 years)      | 4,906       | 12.7%         | 1,589,825          | 17.9%         |
| Young Adults (18 to 24 years) | 3,508       | 9.0%          | 1,089,036          | 12.3%         |
| Adults (25 to 44 years)       | 14,671      | 37.8%         | 3,094,468          | 34.9%         |
| Middle Age (45 to 64 years)   | 8,193       | 21.1%         | 1,492,963          | 16.8%         |
| Seniors (65 plus years)       | 5,176       | 13.3%         | 860,587            | 9.7%          |
| Total Population              | 38,793      | 100.0%        | 8,863,164          | 100.0%        |

Source: U.S. Bureau of the Census, 1990 Census (Summary Tape File 1)

Note: Totals may not add to 100 percent due to rounding to nearest tenth.



**TABLE H-5**  
**HOUSEHOLD FORMATION IN CULVER CITY, 1980 and 1990**

|                              | 1980       |               | 1990       |               | CHANGE 1980-1990 |                |
|------------------------------|------------|---------------|------------|---------------|------------------|----------------|
|                              | HOUSEHOLDS | PERCENT TOTAL | HOUSEHOLDS | PERCENT TOTAL | CHANGE           | PERCENT CHANGE |
| Families                     | 9,983      | 62.7%         | 9,580      | 59.3%         | - 403            | - 4.0%         |
| One Person                   | 4,705      | 29.6%         | 5,108      | 31.6%         | 403              | 8.6%           |
| Two Plus Persons, Non-Family | 1,222      | 7.7%          | 1,478      | 9.1%          | 256              | 20.9%          |
| Total Households             | 15,910     | 100.0%        | 16,166     | 100.0%        | 256              | 1.6%           |

Source: U.S. Bureau of the Census, 1980 and 1990 Census (Summary Tape File 1).



**Income.** Income is an important statistic for identifying the cost of housing that a household can afford. The median income for a Culver City household grew by 94.3 percent, from \$22,121 in 1980 to \$42,971 in 1990. Approximately, 59 percent of that increase is due to inflation. As shown in Table H-6, *Comparison of Income: Culver City and Los Angeles County, 1990*, the 1990 figure exceeds the 1990 Countywide median household income of \$34,965 by more than \$8,000. The median income for Culver City families also increased, from \$25,512 in 1980 to \$50,411 in 1990.

Culver City households can be described as very low, low, moderate, or high-income households based on the percentage of the County median income that they earn. Very low-income households earn 50 percent or less of the County median income, low-income households earn between 50 percent and 80 percent, and moderate-income households earn 80 percent to 120 percent of the median. Based on the County median income of \$34,965, 18.4 percent of Culver City's households earn very low incomes, 10.5 percent earn low-incomes, 19.6 percent receive moderate incomes, and 51.4 percent earn high incomes. Culver City has fewer households in the lower- and moderate-income categories as compared with the County. In Los Angeles County, 27.7 percent of households are very low-income, 12.5 percent are low-income, 21.6 percent are moderate income, and 38.1 percent are high-income earners.

Poverty figures identify the number of very poor in a community who do not earn an income sufficient to pay for basic needs. In 1990, the U.S. Census defined poverty as those persons in a family of four earning less than \$12,674. Within Culver City, 6.7 percent of the population lives in poverty, a slight decrease from 1980. Over ten percent of the City's children (between the ages of 0 and 17 years) live in poverty and almost six percent of its senior population lives in similar conditions. Approximately 200 more working-age women than men live below the poverty line in Culver City.

**Employment.** Employment characteristics help to suggest the long-term earning power of households in Culver City, and the likely cost of housing they can afford. In Culver City, over 70 percent of residents over the age of 16 years participate in the labor market. As indicated in Table H-7, *Employment by Industry of Culver City Residents, 1980 and 1990*, residents work in a variety of employment sectors. In 1990, 13.7 percent of employed residents worked in the manufacturing sector, 13.3 percent worked in the retail trade, 9.4 percent of residents were employed by finance, real estate, or insurance groups, and 44.1 percent worked in service industries. These four sectors were the largest employers of City residents in 1990. In 1990, 4.1 percent of the resident work force in Culver City was unemployed.



TABLE H-6

## COMPARISON OF INCOME: CULVER CITY AND LOS ANGELES COUNTY, 1990

|                               | CULVER CITY |               | LOS ANGELES COUNTY |               |
|-------------------------------|-------------|---------------|--------------------|---------------|
| Median Household Income       | \$42,971    |               | \$34,965           |               |
| Median Family Income          | \$50,411    |               | \$39,035           |               |
| Percent of Persons in Poverty | 6.7%        |               | 15.1%              |               |
|                               |             |               |                    |               |
|                               | CULVER CITY |               | LOS ANGELES COUNTY |               |
|                               | HOUSEHOLDS  | PERCENT TOTAL | HOUSEHOLDS         | PERCENT TOTAL |
| Very Low Income Households    | 2,977       | 18.4%         | 830,796            | 27.7%         |
| Low Income Households         | 1,704       | 10.5%         | 374,235            | 12.5%         |
| Moderate Income Households    | 3,162       | 19.6%         | 647,933            | 21.6%         |
| High Income Households        | 8,306       | 51.4%         | 1,141,379          | 38.1%         |
| Total Households              | 16,149      | 100.0%        | 2,994,343          | 100.0%        |

Source: U.S. Bureau of the Census, 1990 Census (Summary Tape File 3)

Note: Refer to page H-11 for an explanation of discrepancies between figures in Summary Tape Files 2 and 3.

Figures may not add to 100 percent due to rounding to nearest tenth.



**TABLE H-7**  
**EMPLOYMENT BY INDUSTRY OF CULVER CITY RESIDENTS, 1980 and 1990**

| INDUSTRY                            | 1980    |               | 1990    |               | CHANGE 1980 - 1990 |                |
|-------------------------------------|---------|---------------|---------|---------------|--------------------|----------------|
|                                     | PERSONS | PERCENT TOTAL | PERSONS | PERCENT TOTAL | CHANGE             | PERCENT CHANGE |
| Agriculture, Forestry and Fisheries | 305     | 1.4%          | 293     | 1.3%          | - 12               | - 3.9%         |
| Mining                              | 9       | 0.1%          | 9       | 0.1%          | 0                  | 0%             |
| Construction                        | 893     | 4.1%          | 924     | 4.2%          | 31                 | 3.5%           |
| Manufacturing                       | 4,749   | 21.8%         | 3,015   | 13.7%         | - 1,733            | - 36.5%        |
| Transportation                      | 1,176   | 5.4%          | 901     | 4.1%          | - 275              | - 23.4%        |
| Communications and Public Utilities | 719     | 3.3%          | 552     | 2.5%          | - 167              | - 23.2%        |
| Wholesale Trade                     | 1,111   | 5.1%          | 938     | 4.3%          | - 173              | - 15.6%        |
| Retail Trade                        | 3,420   | 15.7%         | 2,934   | 13.3%         | - 486              | - 14.2%        |
| Finance, Insurance and Real Estate  | 2,004   | 9.2%          | 2,075   | 9.4%          | 71                 | 3.5%           |
| Services                            | 6,526   | 30.0%         | 9,694   | 44.1%         | 3,181              | 48.8%          |
| Public Administration               | 871     | 4.0%          | 652     | 3.0%          | - 219              | - 25.1%        |
| Total Employed Work Force           | 21,783  | 100.0%        | 21,987  | 100.0%        | 204                | 0.9%           |
| Unemployed Work Force               | 804     | 3.6%          | 948     | 4.1%          | 144                | 17.9%          |
| Total Work Force                    | 22,587  | 100.0%        | 22,935  | 100.0%        | 348                | 1.5%           |

Source: U.S. Bureau of the Census, 1980 and 1990 Census (Summary Tape File 3)

Note: Refer to page H-11 for an explanation of discrepancies between figures in Summary Tape Files 1 and 3.



**HOUSING CHARACTERISTICS.** Housing characteristics describe the type and occupancy qualities of housing in Culver City. The total number of housing units in Culver City remained stable between 1980 and 1990, growing by just over one percent, from 16,734 in 1980 to 16,943 units in 1990. This reflects a 2.4 percent drop in single-family homes, a 7.4 percent increase in two-family units, and a one percent decrease of units in multiple-family (three or more units) structures. Multiple-family units make up the greatest share of housing units in Culver City followed by single-family houses. As shown in Table H-8, *Housing Units in Culver City, 1980 and 1990*, single-family homes constitute 37.7 percent of the City's housing units and two-family units make up 12.6 percent. Pursuant to 1990, multiple-family units represent a total of 46.7 percent of units in the City, with the breakdown by units per structure indicated in Table H-8, *Housing Units in Culver City, 1980 and 1990*. Mobile homes make up approximately one percent of the City's housing stock. Most multiple-family housing is located in the Clarkdale and Lucerne-Higuera neighborhoods; the Fox Hills and Jefferson Boulevard areas also have a significant number of multiple-family units in planned developments.

**Tenure.** Tenure indicates whether households own or rent their house. Contrary to Los Angeles County as a whole, the majority of Culver City households own their own home. Table H-9, *Comparison of Tenure and Vacancy: Culver City and Los Angeles County, 1990*, shows that in 1990, 55.5 percent of housing units in Culver City were owner-occupied, while 44.5 percent of units housed renters. The number of owner- and renter-occupied units increased by a slight 1.3 percent and two percent respectively between 1980 and 1990. Culver City's tenancy reflects a pattern slightly reverse to that of the County where 48 percent of households own homes and 52 percent rent.

Most homeowners (58 percent) in Culver City reside in single-family residences, while 27 percent live in buildings of three or more units. Approximately one-third (32.5 percent) of owner-occupied units are condominiums. Most renters (69 percent) live in multiple-family structures of three or more units while only 15 percent live in single-family homes and seven percent in two-family structures.

**Vacancy.** The vacancy rate is an important consideration in determining the true housing needs of a community. A high vacancy rate may suggest a lower need for new housing because existing, unoccupied units are available to partially meet a community's housing demand. A high vacancy rate might also suggest that the units that are available do not meet the housing type needs or income range of a community's residents.

Culver City is a slow-growing, built-out community, with a relatively low availability of units. In 1990, the vacancy rate of Culver City was 3.1 percent (excluding seasonal units and units rented or sold, but not occupied). The vacancy rate in rental units was 5.4 percent and in units for sale was one-half percent (Table H-9, *Comparison of Tenure and Vacancy: Culver City and Los Angeles County, 1990*). These rates closely approach the "optimal" vacancy rates of five percent for rental units and two percent for sale units, as defined by the Southern California Association of Governments (SCAG).

**Overcrowding.** Overcrowding is a housing characteristic that is also an indication of the extent to which existing housing stock meets the needs of the community. The standard measure of overcrowded housing is a ratio of more than one person per room in a unit, excluding kitchens and bathrooms. This standard, defined by the U.S. Bureau of the Census, is somewhat liberal and may actually overstate the problem in Culver City.



**TABLE H-8**  
**HOUSING UNITS IN CULVER CITY, 1980 and 1990**

| UNITS PER STRUCTURE        | 1980   |               | 1990   |               | CHANGE 1980 - 1990 |                |
|----------------------------|--------|---------------|--------|---------------|--------------------|----------------|
|                            | UNITS  | PERCENT TOTAL | UNITS  | PERCENT TOTAL | CHANGE             | PERCENT CHANGE |
| One, detached <sup>a</sup> | 6,549  | 39.1%         | 6,395  | 37.7%         | - 154              | - 2.4%         |
| Two                        | 1,985  | 11.9%         | 2,131  | 12.6%         | 146                | 7.4%           |
| Three to Four              | 1,436  | 8.6%          | 1,572  | 9.3%          | 136                | 9.5%           |
| Five to Nine               | 1,155  | 6.9%          | 1,335  | 7.9%          | 180                | 15.6%          |
| Ten to 49                  | 3,457  | 20.7%         | 3,173  | 18.7%         | - 284              | - 8.2%         |
| 50 or more                 | 1,969  | 11.8%         | 1,828  | 10.8%         | - 141              | - 7.2%         |
| Mobile Homes               | 167    | 1.0%          | 162    | 1.0%          | - 5                | - 3.0%         |
| Other <sup>b</sup>         | 16     | 1.0%          | 347    | 2.0%          | 331                | 2068.8%        |
| Total Housing Units        | 16,734 | 100.0%        | 16,943 | 100.0%        | 209                | 1.2%           |

Source: U.S. Bureau of the Census, 1980 and 1990 Census (Summary Tape File 3).

<sup>a</sup> Includes single-family units and multiple detached units on a single lot.

<sup>b</sup> The U.S. Census defines "other" as living quarters that do not fit the previous categories.



TABLE H-9

## COMPARISON OF TENURE AND VACANCY: CULVER CITY AND LOS ANGELES COUNTY, 1990

|                              | CULVER CITY   |               | LOS ANGELES COUNTY |               |
|------------------------------|---------------|---------------|--------------------|---------------|
|                              | HOUSING UNITS | PERCENT TOTAL | HOUSING UNITS      | PERCENT TOTAL |
| Owner Occupied               | 8,977         | 55.5%         | 1,440,830          | 48.2%         |
| Renter Occupied              | 7,189         | 44.5%         | 1,548,722          | 51.8%         |
| Occupied Households          | 16,166        | 100.0%        | 2,989,552          | 100.0%        |
|                              |               |               |                    |               |
|                              | CULVER CITY   |               | LOS ANGELES COUNTY |               |
|                              | HOUSING UNITS | VACANCY RATE  | HOUSING UNITS      | VACANCY RATE  |
| Vacant Units, For Sale       | 106           | 1.2%          | 27,721             | 1.9%          |
| Vacant Units, For Rent       | 409           | 5.4%          | 96,465             | 5.9%          |
| Overall Vacancy <sup>a</sup> | 515           | 3.1%          | 124,186            | 4.0%          |

Source: U.S. Bureau of the Census, 1990 Census (Summary Tape File 1).

Note: <sup>a</sup> Does not include vacancies in seasonal units, in units that have been rented or sold but not occupied or other vacancies.



There are other standards to measure overcrowding, such as those in the Uniform Housing Code, State health codes, or those used by the U.S. Department of Housing and Urban Development (HUD). For example, HUD recommends using a standard of not more than two persons per living/sleeping area (six people in a two-bedroom house with a living room) and discourages the grouping of individuals of different gender or generations. The State 1991 Uniform Housing Code establishes an overcrowding standard based on the size of rooms per person. The Code states that habitable rooms shall have an area of not less than 70 square feet and an additional 50 square feet for each occupant beyond two. Overcrowding data based on U.S. Census criteria are presented in Table H-10, *Comparison of Overcrowding: Culver City and Los Angeles County, 1990*. Overcrowding data are not available using other standards.

Based on the U.S. Census defined standards of overcrowding, Culver City residents live in relatively less crowded housing conditions than the rest of the County. In Culver City, 8.5 percent of all units are considered overcrowded, including 4.5 percent of owner-occupied units and 13.5 percent of renter-occupied units. These figures indicate a 43 percent increase in overcrowding from 1980 when only six percent of all units were considered overcrowded. Table H-10, *Comparison of Overcrowding: Culver City and Los Angeles County, 1990*, shows that overcrowding in Culver City is a much less severe issue compared with the entire County where 19.2 percent of housing units exhibit overcrowded conditions, including 10.4 percent of owner-occupied units and 27.5 percent of rental units.

**Cost.** Between 1980 and 1990, the cost of housing increased substantially in Culver City and significantly exceeds the cost of housing in the County as a whole. As illustrated in Table H-11, *Comparison of Housing Costs: Culver City and Los Angeles County, 1980 and 1990*, the median value of owner-occupied

units grew by 177.7 percent, from \$118,400 in 1980 to \$328,900 in 1990. Presented in constant 1990 dollars, to take account of inflation, the increase approaches 75 percent. Despite similar housing cost increases throughout Los Angeles County, the 1990 median home value in Culver City exceeds that of the County by 45 percent.

Between 1980 and 1990, the median cost of monthly rents in Culver City increased by 92.6 percent, from \$379 in 1980 to \$730 in 1990. In constant 1990 dollars, this reflects a 22 percent increase. The City's 1990 median rental costs are 28 percent higher than those within Los Angeles County as a whole.

A comparison of the growth in housing costs to changes in income during the 1980s, more clearly, illustrates the formidable impact of housing price increases over the decade. In constant 1990 dollars, the median Culver City household income grew by 23 percent between 1980 and 1990. This change is comparable to the rise in median rents in the City, but is well below the 75 percent growth in median home values during the same period. These changes indicate that home-ownership costs may far exceed the means of many Culver City residents who wish to purchase a home.

The high cost of housing is an issue common to Westside communities, including Santa Monica, West Hollywood, Beverly Hills, and West Los Angeles. The residential desirability of these communities, with their relative safety and proximity to the coast, grew considerably between 1980 and 1990. Simultaneously, business activity on the Westside expanded, increasing the value of land and the cost of housing. Beginning around 1990, a drop in home values and rents began, accompanying the downturn in the Southern California economy. The economic change brought home-purchase prices down to approximately \$225,000 in 1995 that have risen to approximately \$300,000 in 2000.



**TABLE H-10**  
**COMPARISON OF OVERCROWDING: CULVER CITY AND LOS ANGELES COUNTY, 1990**

|                                                | CULVER CITY      |                                   | LOS ANGELES COUNTY            |                      |
|------------------------------------------------|------------------|-----------------------------------|-------------------------------|----------------------|
|                                                | HOUSING<br>UNITS | PERCENT<br>UNIT TYPE <sup>c</sup> | HOUSING<br>UNITS <sup>c</sup> | PERCENT<br>UNIT TYPE |
| Owner Occupied                                 | 405              | 4.5%                              | 149,650                       | 10.4%                |
| Renter Occupied                                | 969              | 13.5%                             | 425,636                       | 27.5%                |
| Total Overcrowded Units <sup>a</sup>           | 1,374            | 8.5%                              | 575,286                       | 19.2%                |
|                                                |                  |                                   |                               |                      |
| Owner Occupied                                 | 171              | 1.9%                              | 75,806                        | 5.3%                 |
| Renter Occupied                                | 572              | 8.0%                              | 297,297                       | 19.2%                |
| Total Extremely Overcrowded Units <sup>b</sup> | 743              | 4.6%                              | 373,103                       | 12.5%                |

Source: U.S. Bureau of the Census, 1990 Census (Summary Tape File 1).

<sup>a</sup> The U.S. Bureau of the Census defines overcrowding as housing units with 1.01 or more persons per room. Other agencies may apply other standards for defining overcrowding.

<sup>b</sup> The U.S. Bureau of the Census defines extremely overcrowded as housing units with 1.51 or more persons per room. Other agencies may apply other standards for defining overcrowding.

<sup>c</sup> These figures reflect the percent of total units, owner-occupied units, and renter-occupied units.



TABLE H-11

## COMPARISON OF HOUSING COSTS: CULVER CITY AND LOS ANGELES COUNTY, 1980 and 1990

|                                 |                | CULVER CITY |           |               |                | LOS ANGELES COUNTY |           |               |                |
|---------------------------------|----------------|-------------|-----------|---------------|----------------|--------------------|-----------|---------------|----------------|
|                                 |                | 1980        | 1990      | DOLLAR CHANGE | PERCENT CHANGE | 1980               | 1990      | DOLLAR CHANGE | PERCENT CHANGE |
| Value of Owner-Occupied Housing | Current Dollar | \$118,400   | \$328,900 | \$210,500     | 178%           | \$87,400           | \$226,400 | \$139,000     | 159%           |
|                                 | 1990 Dollar    | \$187,800   | \$328,900 | \$141,100     | 75%            | \$138,600          | \$226,400 | \$87,800      | 63%            |
| Monthly Cost of Rental Housing  | Current Dollar | \$379       | \$730     | \$351         | 93%            | \$244              | \$570     | \$326         | 134%           |
|                                 | 1990 Dollar    | \$601       | \$730     | \$129         | 22%            | \$387              | \$570     | \$183         | 47%            |

Source: U.S. Bureau of the Census, 1980 and 1990 Census (Summary Tape File 1); Bureau of Labor Statistics

Note: Current Dollar values reflect the price of housing in the given year (1980 or 1990).

1990 Dollar values reflect the price of housing in 1990 dollars that take into account inflation between 1980 and 1990.



Despite these changes, the cost of housing on the Westside remains very high. These costs contribute to the displacement of households and families that can no longer afford the high housing prices in the area and the dissolution of a demographically diverse community.

**HOUSING CONDITIONS.** The assessment, of existing housing stock conditions, assists in identifying the need for rehabilitation programs and policies. A study of the conditions and quality of Culver City's housing stock was conducted in May 1989 for the 1989 Housing Element. This study evaluated neighborhoods by either a neighborhood reconnaissance or parcel-by-parcel survey. The parcel-by-parcel survey identified the quality of 28 percent of the City's housing stock. The survey indicated that there were 445 housing units in need of moderate rehabilitation and another 181 in need of major rehabilitation.

A more recent survey, conducted by the City in August 1993, revisited the areas the 1989 survey had identified as requiring the most rehabilitation. A parcel-by-parcel survey of these areas identified the housing quality of each dwelling on a lot. The areas in which the survey was conducted represent approximately 6.5 percent of the City's housing stock.

The 1993 survey determined that the City's housing continues to be in predominately sound condition. Of the nearly 1,100 dwelling units re-surveyed, the 1989 survey identified 93 housing units in need of moderate rehabilitation and another 61 with major rehabilitation needs. By 1993, 48 units were in need of moderate rehabilitation, and one unit in need of major rehabilitation. These 49 dwelling units represent 4.5 percent of the 1,100 units included in the parcel-by-parcel survey, and 0.25 percent of all the housing units in the City. In addition to the parcel-by-parcel survey, City staff also conducted a reconnaissance survey of the City's various neighborhoods

that, for the most part supports the findings in the parcel-by-parcel survey.

A total of 673 properties received assistance from the Housing Division through the Neighborhood Preservation Program that serves low- and moderate-income owners. While these activities have addressed some of the conditions identified in the 1989 housing survey, it can be assumed other units have aged or may have deteriorated to the point where they require repairs.

The age of existing housing in Culver City also provides an indication of the potential need for rehabilitation of the housing stock. Culver City experienced its greatest growth between 1950 and 1960, and almost one-quarter of the City's existing housing units were constructed during that decade. As shown in Table H-12, *Age and Tenure of Housing in Culver City, 1990*, over half of the City's existing housing units are older structures built before 1950.

The Southern California Association of Governments commonly assumes that 0.2 percent of a community's housing stock will annually need substantial improvement due to age and deterioration. This number is usually higher in cities with older housing stock and lower where the owner occupancy is high. As the proportion of older (pre-1950) housing increases in Culver City, the need for substantial rehabilitation might be expected to increase. However, because such a significant percentage of housing in Culver City is owner-occupied, this figure is probably appropriate.

As a result of recent surveys, building permit activity, and statistical extrapolation, the percentage of units assumed to be in disrepair in 1993 is somewhat less than in 1989, that is, 500 units are assumed to be in need of moderate to major rehabilitation.



**TABLE H-12**  
**AGE AND TENURE OF HOUSING IN CULVER CITY, 1990**

| YEAR BUILT         | TOTAL HOUSING UNITS | PERCENT TOTAL | OWNER OCCUPIED UNITS | PERCENT OWNER OCCUPIED <sup>a</sup> | RENTER OCCUPIED UNITS | PERCENT RENTER OCCUPIED <sup>a</sup> |
|--------------------|---------------------|---------------|----------------------|-------------------------------------|-----------------------|--------------------------------------|
| 1980 to 1990       | 836                 | 4.9%          | 461                  | 57.5%                               | 341                   | 42.5%                                |
| 1970 to 1979       | 3,968               | 23.4%         | 2,365                | 63.4%                               | 1,363                 | 36.6%                                |
| 1960 to 1969       | 3,029               | 17.9%         | 1,066                | 37.2%                               | 1,800                 | 62.8%                                |
| 1950 to 1959       | 4,089               | 24.1%         | 2,305                | 57.8%                               | 1,685                 | 42.2%                                |
| 1940 to 1949       | 3,194               | 18.9%         | 1,920                | 63.2%                               | 1,120                 | 36.8%                                |
| Before 1940        | 1,827               | 10.8%         | 860                  | 49.4%                               | 880                   | 50.6%                                |
| Total <sup>b</sup> | 16,943              | 100.0%        | 8,977                | 53.0%                               | 7,189                 | 42.4%                                |

Source: U.S. Bureau of the Census, 1990 Census (Summary Tape File 3).

<sup>a</sup> Indicates the proportion of total occupied units that are owner- and renter-occupied in each age category.

<sup>b</sup> The discrepancy between owner-occupied and renter-occupied units and the total number of units is due to vacancies.

Note: Refer to page H-11 for an explanation of discrepancies between figures in Summary Tape Files 1 and 3.

Table H-12 does not indicate the age of vacant units.

The information in Table H-12 is provided by household residents and may not describe accurately the age of housing units.



The Housing Element must identify both the existing and potential housing needs within a community to establish objectives for housing production. In addition, it must analyze the special housing needs of unique demographic groups in an effort to enhance housing opportunities for these population segments.

**EXISTING HOUSING NEEDS.** As defined by the California Department of Housing and Community Development (HCD), existing housing need consists of the number of lower-income households paying greater than 30 percent of their income on housing costs; these households "overpay" for housing. Although overpayment for housing also affects moderate-income households, it most acutely impacts the lowest-income earners since allocation of a substantial proportion of a limited income leaves little money available for purchase of other necessary goods and services.

According to the Southern California Association of Governments' 1999 Regional Housing Needs Assessment (RHNA), there are approximately 3,060 lower income City resident households paying 30 percent or more of their income on housing costs. The income and tenure distribution of these 3,060 lower income households is listed in Table 13, *Regional Housing Need Assessment, Existing Housing Needs by Income and Tenure: 1999*.

Low-income households (those earning less than 80 percent of the County median income) constitute 28.9 percent of Culver City's population, or 4,681 households. Of these households, 2,778 or 59.4 percent, pay over 30 percent of their income for housing. These households represent 17 percent of all households in the City, an increase from the 1989 proportion of 12 percent of total households. This figure includes 440 owner-occupied households and 2,338 renter households. According to the California Department of Housing and Community

Development's (HCD) definition, this data indicates an existing need in the City for 2,778 units affordable to low-income households.

Provision of this number of units would represent a 17 percent increase in the number of dwelling units in the City. As is further discussed below, the limited availability of land resources, high costs, and the desire to maintain the existing character of the community discourage fulfillment of the identified need. City policy, however, supports the production of affordable housing and government agencies pursue, to the best of their ability, achievement of housing objectives.

| TABLE 13<br>REGIONAL HOUSING NEED ASSESSMENT<br>EXISTING HOUSING NEEDS BY INCOME AND TENURE: 1999 |       |        |       |
|---------------------------------------------------------------------------------------------------|-------|--------|-------|
| INCOME                                                                                            | OWNER | RENTER | TOTAL |
| Very Low                                                                                          | 389   | 1,335  | 1,724 |
| Low                                                                                               | 354   | 982    | 1,336 |
| Total                                                                                             | 743   | 2,317  | 3,060 |

**PROJECTED HOUSING NEEDS.** Government Code Sections 65580-65590 require cities to show ample opportunity for housing development which meets regional housing needs as defined by the Southern California Association of Governments (SCAG). In addition, obstacles to meeting such needs must be removed. State law does not require cities to actually produce or operate the housing, nor participate in subsidy programs. Opportunity means that a jurisdiction shall identify sites for housing and make adequate provision for the existing and projected needs of all economic segments of the community.



As mandated by the State (Government Code Section 65584), SCAG maintains responsibility for forecasting the anticipated future population, employment and housing needs of the region. The Southern California Association of Governments (SCAG) projects housing need, largely based on the rate of new household formation and tenure (owner or renter) and then adjusts these calculations to account for vacancies and replacement of demolished or converted units. The Southern California Association of Governments allocates the distribution of fair share regional housing needs to local jurisdictions considering market demand for housing, employment opportunities, the availability of suitable sites, public facilities, commuting patterns, and the type and tenure of housing needs. This process is known as the Regional Housing Needs Assessment (RHNA).

The stated function of the RHNA process is to assure a fair distribution of housing among cities, subregions and counties. Due to lack of funding, SCAG did not issue fair share allocation numbers for several years. However, the 1998/99 State budget reinstated the RHNA process for the period of 1998 to 2005. In January 1999, new legislation allowed for an enhanced subregional role in the RHNA process allowing the City of Culver City to participate with surrounding jurisdictions (West Hollywood, Beverly Hills, Santa Monica and Los Angeles County) in the Westside Cities subregion in the RHNA process.

The Southern California Association of Governments projected the 1998-2005 housing construction need for Culver City to be 582 units as summarized in Table H-14, *Regional Housing Need Assessment, Construction Need: Culver City*. The project housing needs by income categories are identified in Table H-15, *Regional Housing Need Assessment, Income Distribution: Culver City*.

It is important to note, that 231 dwellings or 40 percent of the new construction need identified by SCAG represents

vacancy and replacement need. The Southern California Association of Governments' guidelines requires that total construction need include an allowance for dwelling unit demolitions and removals from the housing stock. While this may be appropriate on a statewide basis, it does not make much sense in areas of unusually high land cost, like the Westside, where most dwelling unit demolitions are replaced by new units, usually at equal or higher densities than the units removed. Inasmuch as RHNA allocations are supposed to be net new units, requiring additional production for demolished units, when in fact they are usually replaced as part of new housing developments, is double-counting total need.

**PRESERVATION OF ASSISTED UNITS.** In Culver City, many privately constructed housing units that are restricted to low-income tenants are constructed with some form of government assistance. Typically, the affordability of these units runs with either the mortgage or a contract that establishes the duration of the restriction, commonly 15 to 40 years. Throughout the country, the affordability, of income-restricted units, is increasingly at risk, as contracts approach their termination and prepayment of mortgages becomes an option. In an effort to maintain the affordability of these units, State law (Government Code Section 68553(a)(8) requires that a Housing Element inventory government-assisted affordable housing units, analyze the feasibility of preserving these units, and identify programs for the preservation of these units. For the purpose of this law, only multi-family units restricted to low-income households are considered assisted units, and an analysis and development of programs need only be completed for units at risk of conversion to non-low-income within the next ten years.

Twenty-seven housing developments, 70 single-family homes and 60 mobile homes contain low- and moderate-income restricted units that received assistance for construction or rehabilitation activities from City or federal housing programs.



| <b>TABLE H-14</b><br><b>REGIONAL HOUSING NEED ASSESSMENT</b><br><b>CONSTRUCTION NEED: CULVER CITY</b> |                     |                             |                              |                                     |
|-------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|------------------------------|-------------------------------------|
| <b>HOUSEHOLD GROWTH<br/>(1/98 - 6/05)</b>                                                             | <b>VACANCY NEED</b> | <b>REPLACEMENT<br/>NEED</b> | <b>CONSTRUCTION<br/>NEED</b> | <b>ANNUAL CONSTRUCTION<br/>NEED</b> |
| 351                                                                                                   | - 96                | 327                         | 582                          | 78                                  |

Source: Southern California Association of Governments

| <b>TABLE H-15</b><br><b>REGIONAL HOUSING NEED ASSESSMENT</b><br><b>INCOME DISTRIBUTION: CULVER CITY</b> |                |                       |                |                            |                |                                  |                |                                                    |
|---------------------------------------------------------------------------------------------------------|----------------|-----------------------|----------------|----------------------------|----------------|----------------------------------|----------------|----------------------------------------------------|
| <b>VERY LOW<br/>INCOME</b>                                                                              |                | <b>LOW<br/>INCOME</b> |                | <b>MODERATE<br/>INCOME</b> |                | <b>ABOVE MODERATE<br/>INCOME</b> |                | <b>2000 - 2008<br/>TOTAL CONSTRUCTION<br/>NEED</b> |
| <b>UNIT</b>                                                                                             | <b>PERCENT</b> | <b>UNIT</b>           | <b>PERCENT</b> | <b>UNIT</b>                | <b>PERCENT</b> | <b>UNIT</b>                      | <b>PERCENT</b> |                                                    |
| 103                                                                                                     | 18             | 84                    | 14             | 120                        | 21             | 277                              | 48             | 582                                                |

Source: Southern California Association of Governments



Table H-16, *Inventory of Assisted Housing Units in Culver City*, which lists the twenty-seven housing developments, shows that most of these project received density bonuses, reductions in Zoning code development standards or substantial rehabilitation. These developments, located throughout the city, total 433 income restricted units. Of the units restricted to low income, only two are at risk of converting to non-low income within the next ten years and the Housing Department has funding available to assist the tenants in this building if necessary. The 70 single-family homes participate in the Mortgagee assistance Program (MAP). All of those home have a 20-year covenant and must sell to moderate-income households. The Redevelopment Agency loaned funds to the residents of the Culver Terrace Mobile Home Park to assist them in purchasing the 118-space Mobile Home Park. Thirty-year covenants are in place for 60 mobile homes that require the mobile home to be sold to very low to moderate-income households

**SPECIAL NEEDS HOUSEHOLDS.** Portions of the Culver City population may be ill-housed due to special needs in their housing as well as their ability to pay for housing. This section identifies the groups with special housing needs and describes how these populations can be better housed.

**Seniors.** Seniors constitute an increasing proportion of Culver City's population. According to the 1990 census there are 5,176 persons, 65 years or older, which represents about 13.3 percent of Culver City's population, while those over 75 years compose 5.4 percent of all residents. The majority (3,094), of the seniors in the City, are women. The largest difference in the number of women and men is in the 65 to 69 age bracket.

The 1990 Census indicates that the senior population lives in a variety of housing types and household formations. Of the City's 2,985 senior households, 2081 (70 percent) were owner-

occupied, and 904 (30 percent) were renter-occupied. A majority of seniors, 3100 plus or 61 percent, live with other family members, approximately 1,370 (27 percent) of seniors live alone, and about 620 (12 percent) seniors live in convalescent homes or other institutions.

As Culver City's population continues to age, its' housing needs will evolve. Senior service providers indicate that senior households frequently rely on fixed incomes as they reach retirement, and therefore require access to or continuation of affordable housing situations. Easy access to transportation and services becomes more important with age as does demand for health care services. Service providers also suggest that adequate security becomes a more significant concern with age.

Though many seniors currently live with other family members, options for independent living that satisfy their concerns should be made available. Most senior households also own their homes, but those that do not may face less secure situations. Those seniors, who do reside in single-family situations, may be able to satisfy their housing desires in smaller units. The availability of affordable, appropriately sized units for both renters and owners is a necessity for the senior population in Culver City.

Culver City has assisted in the construction of approximately 345 senior housing units in the past decade which help in meeting current as well as anticipated needs. Also, the Shared Housing program, which facilitates roommate matches, assists with the creation of new and affordable living situations for seniors.

**Families.** Families have traditionally been the backbone of the Culver City community. Since the City's explosive expansion following World War II, families have assured the future of the City and the perpetuation of an active and sound community.



TABLE H-16

## INVENTORY OF ASSISTED (Covenanted or Density Bonus) HOUSING UNITS IN CULVER CITY

| ADDRESS                               | TYPE of ASSISTANCE                                                   | DURATION of AFFORDABILITY | POTENTIAL CONVERSION DATE | UNITS/INCOME-RESTRICTED UNITS | TYPE OF TENANT                                     | YEAR OCCUPIED |
|---------------------------------------|----------------------------------------------------------------------|---------------------------|---------------------------|-------------------------------|----------------------------------------------------|---------------|
| 4222 Van Buren Place                  | Density bonus;<br>Reduced Development standards                      | 40 years                  | 2010                      | 13/13                         | Disabled;<br>Low/Moderate Income Household         | 1984          |
| 9015 Hubbard Street                   | Density bonus;<br>Reduced development standards                      | 30 years                  | 2012                      | 4/4                           | Low Income Household                               | 1982          |
| 4031- 4035 Jackson Avenue             | Reduced development standards                                        | 25 years                  | 2012                      | 9/9                           | Low/Moderate Income Household                      | 1987          |
| 5951 Smiley Drive                     | Density bonus                                                        | 30 years                  | 2010                      | 4/3                           | Low/Moderate Income Household                      | 1984          |
| Rotary Plaza<br>5100 Overland Avenue  | Density bonus;<br>Reduced development standards;<br>Section 202 loan | 40 years                  | 2026                      | 100/100                       | Senior;<br>Disabled;<br>Low/Moderate Income Senior | 1986          |
| Studio Royale<br>3975 Overland Avenue | State Housing Revenue Bond; Purchase of Redevelopment Agency Land    | 15 years                  | 2005                      | 197/39                        | Senior;<br>Low/Moderate Income Seniors             | 1990 and 1991 |
| Palm Court<br>3995 Overland Avenue    | State Housing Revenue Bond; Purchase of Redevelopment Agency Land    | 15 years                  | 2005                      | 197/39                        | Senior;<br>Low/Moderate Income Seniors             | 1990 and 1991 |



TABLE H-16, continued

## INVENTORY OF ASSISTED (Covenanted or Density Bonus) HOUSING UNITS IN CULVER CITY

| ADDRESS                                                | TYPE of ASSISTANCE                                               | DURATION of AFFORDABILITY | POTENTIAL CONVERSION DATE | UNITS/INCOME-RESTRICTED UNITS | TYPE OF TENANT                                | YEAR OCCUPIED |
|--------------------------------------------------------|------------------------------------------------------------------|---------------------------|---------------------------|-------------------------------|-----------------------------------------------|---------------|
| Culver City Senior Housing<br>5166 Sepulveda Boulevard | Section 202 loan;<br>Purchase of<br>Redevelopment Agency<br>Land | 40 years                  | 2032                      | 48/48                         | Low/Moderate<br>Income Senior<br>and Disabled | 1992          |
| 3856 Prospect Avenue                                   | Density Bonus                                                    | 15 years                  | 2001                      | 7/2                           | Low/Moderate                                  | 1986          |
| 3848 Huron Avenue                                      | Density Bonus                                                    | 15 years                  | 2009                      | 5/1                           | Low/Moderate                                  | 1993          |
| 8692 Washington Boulevard                              | Rehabilitation                                                   | 30 years                  | 2027                      | 20/20                         | Low/Moderate                                  | 1997          |
| 3304 Helms Avenue                                      | Rehabilitation                                                   | 30 years                  | 2027                      | 20/20                         | Low/Moderate                                  | 1997          |
| 4075 La Fayette Place                                  | Rehabilitation                                                   | 5 years                   | 2001                      | 5/5                           | Low                                           | 1996          |
| 9743, 9745, 9747 and 9749<br>Braddock Drive            | Rehabilitation                                                   | 5 years                   | 2001                      | 5/5                           | Low                                           | 1996          |
| 11124 Fairbanks Way                                    | Rehabilitation                                                   | 40 years                  | 2031                      | Group Home<br>Six adults      | Low/Moderate                                  | 1991          |
| 10918 Barman Avenue                                    | Rehabilitation                                                   | 40 years                  | 2031                      | Group Home<br>Six adults      | Low/Moderate                                  | 1991          |
| 10181 Braddock Drive                                   | Rehabilitation                                                   | 40 years                  | 2032                      | Group Home<br>Six adults      | Low/Moderate                                  | 1992          |
| 4180 Jasmine Avenue                                    | Rehabilitation                                                   | 40 years                  | 2032                      | Group Home<br>Six adults      | Low/Moderate                                  | 1992          |



TABLE H-16, continued

## INVENTORY OF ASSISTED (Covenanted or Density Bonus) HOUSING UNITS IN CULVER CITY

| ADDRESS                    | TYPE of ASSISTANCE | DURATION of AFFORDABILITY | POTENTIAL CONVERSION DATE | UNITS/INCOME-RESTRICTED UNITS | TYPE OF TENANT | YEAR OCCUPIED |
|----------------------------|--------------------|---------------------------|---------------------------|-------------------------------|----------------|---------------|
| 5334 - 5340 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/2                           | Low/Moderate   | 1997          |
| 5344 - 5350 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/2                           | Low/Moderate   | 1997          |
| 5428 - 5434 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/2                           | Low/Moderate   | 1997          |
| 5464 - 5472 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/2                           | Low/Moderate   | 1997          |
| 5504 - 5510 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/2                           | Low/Moderate   | 1997          |
| 5527 - 5533 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/4                           | Low            | 1997          |
| 5528 - 5534 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/2                           | Low/Moderate   | 1997          |
| 5539 - 5545 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/4                           | Low            | 1997          |
| 5551 - 5557 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/2                           | Low/Moderate   | 1997          |
| 5563 - 5569 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/2                           | Low/Moderate   | 1997          |
| 5575 - 5581 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/2                           | Low/Moderate   | 1997          |
| 5603 - 5609 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/2                           | Low/Moderate   | 1997          |
| 5616 - 5622 Kinston Avenue | Rehabilitation     | 15 years                  | 2011                      | 4/2                           | Low/Moderate   | 1997          |



Currently, family households, defined by the Census as those composed of individuals related to the head of the household, make up 59.3 percent of the City and 44.6 percent of these families include children under the age of 18 years. The traditional American family consisting of a married couple with children comprises only 18.3 percent of all households in Culver City. As shown in Table H-17, *Family Household Characteristics in Culver City, 1990*, most Culver City families (45 percent) contain only two family members. Family households consisting of three to four persons make up 41.8 percent of the City's family households and those of five or more persons compose 12.8 percent of family households. Although family households with five or more members represent a relatively small percentage of the Culver City population, this group requires unique housing conditions, such as larger units, to assure adequate living arrangements.

Between 1980 and 1990, the number of children (under 18 years) in Culver City dropped by 6.4 percent. This number includes a 17.7 percent decrease in those between 5 and 17 years of age, and a 31.2 percent increase in those under five years. (Refer to Table H-3, *Age of Population in Culver City, 1980 and 1990*.) The Culver City Unified School District (CCUSD) anticipates limited future growth in student enrollment. CCUSD, with a current enrollment of 4,767, does not expect these numbers to exceed 5,400 within the next twenty years.

**Single Parents.** Single parent family households are also a small proportion of Culver City family households, but their needs are such that they may require special assistance. As indicated in Table H-17, *Family Household Characteristics in Culver City, 1990*, single parent family households headed by females make up 23.8 percent of the family households with children, and those headed by males make up 6.8 percent. These households may be on fixed or part-time incomes because of the difficulty in balancing work and child-care

needs, and would therefore require more affordable units. Also, single parent households commonly require access to child-care services and transportation to accommodate a parent's need to work.

**First-Time Homebuyers.** During the 1980s, young, renter households experienced an economy where home values increased at a substantially quicker pace than incomes. Under these conditions, families found it difficult to save enough money to make down payments on homes.

Not all renter households, of course, are candidates for homeownership. Traditionally, first-time homebuyer candidates are those between the ages of 25 and 34 years. In 1990, 66 percent (2,522) of Culver City households in that age bracket rented housing. Assuming that 55.5 percent (the homeownership rate in Culver City) of these households would like to own homes, but can not afford to do so, a need for assistance would exist among 1,400 of those households. The City's new Mortgage Assistance Program, directed at supporting moderate-income first-time homebuyers, works to address this need.

**Disabled.** The disabled population includes the physically, mentally and emotionally challenged. This population requires housing that can accommodate special features that facilitate independent living.

Because a percentage of this population receives a fixed income, affordability is also of concern. It is difficult to count accurately the number of disabled individuals living in Culver City. The 1990 U.S. Census identified 1,411 individuals between the ages of 16 and 64 in Culver City who had a work disability. In reality, this number is probably somewhat larger because it excludes disabled individuals over the age of 65 who are classified only as seniors and not as disabled.



TABLE H-17

## FAMILY HOUSEHOLD CHARACTERISTICS IN CULVER CITY, 1990

| HOUSEHOLD CHARACTER                                | HOUSEHOLDS | PERCENT TOTAL | PERCENT TOTAL HOUSEHOLDS (16,166) |
|----------------------------------------------------|------------|---------------|-----------------------------------|
| Family Household with 2 people                     | 4,345      | 45.4%         | 26.9%                             |
| Family Household with 3 to 4 people                | 4,007      | 41.8%         | 24.8%                             |
| Family Household with 5 or more people             | 1,228      | 12.8%         | 7.6%                              |
| Family Households                                  | 9,580      | 100.0%        | 59.3%                             |
| Married Couple with children                       | 2,965      | 69.4%         | 18.3%                             |
| Female Head of Household, with children, no spouse | 1,018      | 23.8%         | 6.3%                              |
| Male Head of Household, with children, no spouse   | 290        | 6.8%          | 1.8%                              |
| Family Households with Children                    | 4,273      | 100.0%        | 26.4%                             |
| Total Households                                   | 16,166     | 100.0%        | 100.0%                            |

Source: U.S. Bureau of the Census, 1990 Census (Summary Tape Files 3).

Note: Refer to page H-11 for an explanation of discrepancies between figures in Summary Tape Files 1 and 3.



The special housing needs of disabled households typically include the need for units that are accessible to wheelchairs or that can be outfitted with mechanisms that assist with other disabilities. The State Building Code, under the Uniform Building Code and Title 24, requires that residential units, in apartments of five or more units, be physically accessible to handicapped persons. Other concerns in the development of housing for the disabled include proximity to needed out-of-house support services, such as medical and psychiatric care.

Culver City presently offers funding for the rehabilitation and conversion of existing housing to group homes that serve the developmentally disabled. Three projects, for a total of 18 individuals, have been completed under this program within the past five years, and an additional 13-unit congregate housing complex developed by United Cerebral Palsy has also been constructed. The City also funds improvements to existing housing that enhances access to the disabled through the Neighborhood Preservation Program.

**Group Home Populations.** Some segments of Culver City's population, such as the developmentally disabled, foster children, or substance-dependent, may have special housing needs that are not met by the traditional family home. Housing needs, not met by a traditional home or apartment, may be satisfied by a group residential living environment.

Group homes, a type of facility where several individuals share one home, are licensed by the State of California. Once the State has licensed a facility, the City's authority to regulate independently can be restricted. Typically a residential facility serving six or fewer individuals is exempt from a city's zoning control; a larger facility serving more than 12 is subject to local regulation; and a facility for 7 to 12 residents can be regulated to some degree. Currently, the City staff investigates reports of group homes, that have been established, to determine if they are subject to local regulation and, if so, which regulations

apply. The City also advises potential group-home applicants seeking information of any applicable local requirements.

Assistance to target populations of foster children and the developmentally disabled traditionally has been provided by the State and County. Financial assistance is given to qualified and licensed care providers based on the number of individuals served in each qualified home. Licensed foster or board-and-care homes are controlled by the State and County agencies that place and monitor the placement of residents in such homes. Historically, there has not been and currently there is no obligation on the part of local governments to financially support group homes.

Among the special needs households that may benefit from group housing are the disabled, seniors, and homeless. Group homes can serve the needs of other segments of the population as well, such as foster children, the drug and alcohol dependent, and young adults with social adjustment disorders who would benefit from supervised residential opportunities.

The Redevelopment Agency has endorsed a policy to support non-profit organizations that are actively involved in providing housing assistance to special populations, and, through this policy, has assisted with the development of four group homes that have benefitted the developmentally disabled.

**Homeless.** Homelessness has become one of the most severe issues facing urban areas in the 1990s. Deinstitutionalization of the mentally ill, growing poverty, alcohol and drug abuse, lack of affordable housing, and unemployment all contribute to this critical situation. The factors contributing to homelessness have affected a broader population than that historically seen as homeless. Increasingly the homeless are women, families with children, the working-poor, the mentally ill, and runaway youths. The causes of homelessness and the demographics of this population,



demand that social services, such as, employment training and placement, health care, and counseling, accompany the provision of affordable housing.

Despite the severity of this issue at the national and regional level, Culver City is not acutely affected by homelessness. Accurately counting the size of the homeless population is a difficult task because of the group's peripatetic nature. The 1990 U.S. Census identified 84 persons in shelters and none in street locations in Culver City. The Human Services Department indicated that during the winter of 1993 they provide approximately 15 referrals monthly to individuals who identified themselves as homeless. A number of other persons, who do not indicate that they are homeless and who may be, also receive referral assistance.

There are few facilities serving the homeless population that are located within Culver City. The Housing Division and Human Services Department refer people in need of emergency shelter to service agencies located in the Westside area and also offer food vouchers on a one-time basis. Culver City does provide emergency cold weather shelter for the homeless at the California National Guard Armory, located at 10808 Culver Boulevard. The City also funds New Directions, which provides housing to homeless veterans. Twenty of these beds are allocated to Culver City residents.

**Farm Workers.** The 1990 U.S. Census indicates that 293 residents of Culver City work in the Agricultural, Forestry or Fisheries sector of the economy. Given the economic profile of the City of Culver City and the Westside of Los Angeles, it is unlikely that any of the residents employed in these occupations are farm workers, or laborers. They, instead, are most likely employed as gardeners, landscape contractors, and nursery owners or operators. The need for assistance to farm workers in Culver City, therefore, remains low.



**LAND RESOURCES.** The Housing Element must identify available land resources in the City to indicate the potential for further residential development. Approximately half of the City's land area is currently developed with residential land uses, including single-family homes, duplexes, apartments and condominiums. Overall, most neighborhoods composed of housing exhibit a small scale and low density. Even in neighborhoods designated for higher-density housing, the level of development remains relatively low.

The Land Use Element Map (see General Plan Land Use Element, Figure LU-7, page LU-17), which identifies the location and density for future housing, designates approximately 53 percent of the City for residential development in the following categories:

- 35.0 percent as Low Density Single Family
- 7.0 percent as Low Density Two Family
- 0.5 percent as Low Density Three Family
- 2.0 percent as Low Density Multiple Family
- 5.0 percent as Medium Density Multiple Family
- 4.0 percent as Planned Residential Development

The latter category of housing is a new land use designation intended to allow for a mix of residential densities in a single, large-lot development. The Low Density Three Family designation is also new, and is intended to provide a transition between areas of higher density and lower density. The variety of residential designations, density range, and intent of each residential category, is defined in Table H-18, *Land Use Element Residential Categories*.

**Lots Developed Below Permitted Density.** Most of the remaining capacity for residential development in Culver City exists in neighborhoods zoned for Two Family or Multiple-Family development, but currently built with mainly single-family homes. Examples of these neighborhoods are Lucerne-Higuera, Clarkdale, and Park-East. A substantial percentage of lots in areas designated for Two, Three or Multiple Family housing are developed at a density below that permitted by current zoning. Many of these lots, therefore, could be recycled to the full permitted density to include more units.

A land use survey was conducted in March 2000, that identified by parcel, existing residential development in the Medium-Density Multiple-Family (R4) Zone. This survey indicates that an outstanding capacity of 1,049 units exists in this Zone. Of the 1,049 potential new units, many are likely to be developed on lots with existing single-family dwellings that have the potential of recycling into three, four or five unit buildings. Others are likely to be developed on parcels with medium- to low-density projects that are built out given the current size of the parcel and existing development standards.

Despite the relatively high number of units that could be constructed on lots currently developed below permitted densities, limited residential redevelopment has occurred in Culver City over the past few years. Limitations owing to density regulations and other zoning requirements, preference for the existing low-density character of the neighborhoods, financial conditions and personal choice dissuade residents from recycling buildings for more units.

In an effort to provide opportunities for additional housing units in the City while maintaining the lower density character of existing neighborhoods, the City will explore several programs. A second unit/granny flat ordinance will be developed that will allow granny flats and other types of affordable housing on lots



**TABLE H-18**  
**LAND USE ELEMENT RESIDENTIAL CATEGORIES**

| LAND USE CATEGORY               | RESIDENTIAL DENSITY                                                     | NET AREA PER PARCEL (Square Feet) | INTENT                                                                                                                                                                                                        |
|---------------------------------|-------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Low Density Single Family       | Up to 8.7 dwelling units per net acre                                   | 5,000 S.F.                        | Protect the densities and character of existing single family neighborhoods.                                                                                                                                  |
| Low Density Two Family          | Up to 17.4 dwelling units per net acre                                  | 5,000 S.F.                        | Provide additional low density housing opportunities and protect the low-density character of existing neighborhoods.                                                                                         |
| Low Density Three Family        | Up to 29 dwelling units per net acre (maximum 3 dwelling units per lot) | 4,500 S.F.                        | Reduce potential impacts of overcrowding on adjacent neighborhoods of lower-density, while still allowing for additional housing opportunities.                                                               |
| Low Density Multiple Family     | Up to 15 dwelling units per net acre                                    | 15,000 S.F.                       | Preserve existing and encourage future developments of large-scale, reasonably affordable low-density housing.                                                                                                |
| Medium Density Multiple Family  | Up to 29 dwelling units per net acre (maximum 3 dwelling units per lot) | Up to 13,000 S.F.                 | Preserve existing and encourage future developments of reasonably affordable, quality medium-density housing.                                                                                                 |
| Planned Residential Development | Flexible                                                                | Flexible                          | Preserve existing developments and provide the opportunity for large-scale lots to develop residential complexes that integrate aesthetically and functionally within the complex and the community at large. |

Source: City of Culver City General Plan Land Use Element.



developed with single-family homes. This program could encourage the development of additional units by offering incentives such as reduced parking for senior units. A lot consolidation program will also be developed that will examine the different areas in the City to determine which areas could benefit from a lot consolidation program. As part of the lot consolidation program, the City will analyze the impact of the nine units-per-lot restriction in the Medium-Density Family Zone and consider eliminating this restriction as another means of encouraging affordable housing. The lot consolidation program will also develop design criteria that would ensure that new development is consistent with the existing low-density multiple-family character of each neighborhood. The lot consolidation program would focus particularly on areas adjacent to major thoroughfares to encourage additional development in areas that are more suited to higher densities. The City will also update a density bonus process that locally implements the State density bonus law.

The suitability for further development of Culver City neighborhoods also depends on the availability and condition of existing infrastructure. As previously developed areas, the neighborhoods are currently provided water, sewer, and other utility services. According to the Infrastructure Study conducted in January 1993 as part of the General Plan Update process, the condition and remaining capacity of the sewage system, especially with recent improvements to the Hyperion Treatment System, could accommodate additional development. Both the water and flood control facilities in the City, however, are aging and require improvements to better serve the City. While utility services largely display an adequate capability for accommodating more development, the parking and traffic-carrying capacity of the street system may need to be upgraded.

**Commercial and Industrial Areas.** Residential development could also be accommodated in the commercial and industrial

areas of Culver City. The City permits the development of residential units in some commercial and industrial areas, but the latter only with a conditional use permit. Such residential development can be constructed to stand-alone or can be incorporated into mixed-use developments that integrate residential uses into commercial or industrial structures. Under the current Zoning regulations, residential development in commercial and industrial zones can be constructed to Medium-Density Multiple-Family (R-4) Zone standards

Residential development in some commercial and industrial areas provides a favorable opportunity for producing new housing, with minimal impact to existing residential areas. The density and development standards enforced by Culver City have successfully preserved the attractive, small-town character of its neighborhoods. Housing in commercial and industrial areas can help protect existing neighborhoods and can facilitate access to commercial, social, cultural and transit services, potentially reducing automobile traffic and enlivening commercial areas.

Not all, commercial and industrial areas, however, would be appropriate for residential development. High traffic volumes on some streets and an absence of available open space and recreation resources suggests that residential development should not be permitted in some specific areas. Also, depending on its design, the character of residential development may disrupt commercial activities. In Culver City, residential development will be permitted under limited circumstances in industrial and commercial areas. The Land Use Element specifically defines the City's policies with regard to residential development in commercial and industrial areas.

The commercial areas around the City's downtown would be the best place for small-scale mixed-use development, however, other opportunities for mixed-use development exists in the City. In order to facilitate this type of development, the



City will establish development standards that will support and promote the construction of residential units through standards and incentives. The current East Washington Overlay will be amended to create standards and incentives that encourage the provision of live/work residential units. The City will also revise zoning regulations to eliminate the nine dwelling units per lot restriction in commercial zones and allow adaptive reuse of commercial buildings to residential uses.

***Vacant Lots in Developed Areas.*** As a fully built-out City, very little vacant land designated for residential development remains in Culver City. Throughout the residential neighborhoods there are scattered vacant sites that total just 3.5 acres and that could accommodate 36 units based on their land use designations.

There are currently no large areas of undeveloped land in the City. The 700-acre unincorporated Los Angeles County area adjacent to the City offers potential location for residential development. This area is not currently within the City's jurisdiction, but is within its sphere of influence. The Land Use Element recommends the preparation of a study to determine the area's appropriateness for residential, commercial, industrial and open space development. Environmental issues may constrain how intensely this area could be used. The large size of this area, however, would allow for development of a substantial quantity of housing of various types, in addition to other desirable and popular uses, such as open space. The General Plan envisions a potential for 550 additional units including 400 single-family dwellings and 150 low density multiple family units.

***Redevelopment Sites.*** The Culver City Redevelopment Agency does not own any vacant sites in the City that are zoned for residential development. It owns three lots on Lafayette Place and Braddock Drive, containing five units managed by the HOME (Home Ownership Made Easy), that

will eventually be redeveloped as part of the Civic Center. Current Redevelopment Agency plans for other sites that it owns do not include residential development. The 1995 Land Use Element Map designates these other sites for either industrial or commercial types of development because they are located in areas of similar character. Given the need to ensure a range of housing is available in the City, the Redevelopment Agency will conduct a study of sites that they currently own to determine if the sites may be appropriate for housing or mixed-use development. The study will also consider other sites along commercial corridors that are currently under-served with parking to determine if small-scaled parking garages combined with housing would be feasible

***Existing Preserved Units.*** Housing element law was recently amended to allow local governments to meet up to 25 percent of their RHNA allocation by substituting existing units which will be made available or preserved through the provision of committed assistance to low- and very low-income households at affordable housing costs or affordable rents. To use this provision of law, the housing element must include a program to identify the specific, existing source of funds to be used to provide committed assistance, and dedicate a portion of the funds for this purpose. The element also must describe the number of units to be provided for low- and very low-income households and demonstrate that the amount of funds dedicated is sufficient to provide the units at affordable costs or rents.

Only three types of units qualify: 1) units to be substantially rehabilitated, 2) multifamily complexes of 16 or more units that are converted from non-affordable to affordable, and 3) existing affordable units that will be preserved at affordable housing costs to low- or very low-income qualify. To date, the City has placed covenants on hundreds of housing units to ensure affordability for periods ranging from 10 to 40 years. However, given the narrow criteria that would allow housing units to



qualify as meeting the site requirement to facilitate the development of housing, only 24 of the covenanted units qualify. These units qualify under the substantial rehabilitation section of the law. The details concerning these 24 units are noted in the following diagram.

| ADDRESS                       | TOTAL UNITS | LENGTH of COVENANT | TYPE of TENANT        |
|-------------------------------|-------------|--------------------|-----------------------|
| 8692 Washington Boulevard     | 20          | 30 years           | 10 low<br>10 moderate |
| 5527-5533 Jefferson Boulevard | 4           |                    | 4 low                 |

**POTENTIAL CONSTRAINTS TO DEVELOPMENT.** This section identifies potential constraints to residential development created by government regulation and private development costs. Both private and governmental constraints drive up the price of development, and discourage investment in residential projects. Such cost increases are especially detrimental to affordable housing development, which must be produced in a cost-efficient manner.

*Administrative Regulations.* Culver City manages the density, character and quality of development in its residential neighborhoods through a variety of regulations and policies that are intended to protect the public health, safety and welfare. While necessary and desirable to control the pattern of development in the City, government requirements directly and indirectly affect the cost of development and potential return to developers and may thereby discourage investment in new housing production. Constraints to residential development related to government regulation in Culver City include the Zoning Code, Planning Commission/Division policies building code, and fees and procedures.

*Zoning Code.* The City's zoning code establishes the uses and development standards for residential development by zone. Generally, the standards establish the allowable density, height, setback, dwelling unit size, parking, open space, and landscaping requirements for each zone. These requirements limit the amount of development that can legally and feasibly be constructed on a lot, and thereby may diminish interest in development. Some basic provisions of the zoning code are noted in Table H-19, *Residential Zoning Standards: 1999*.

In Culver City, the zoning code permits relatively low-density development, even in the higher density zones of the City, compared to other cities in the region. The Medium-Density Multiple-Family (R-4) Zone allows a maximum of 29 units per acre, translating to four units on the average 6,500 square-foot lot. These standards have served to successfully protect the character of the community, but may also discourage development of new units.

*Building Code.* Building codes establish minimum standards for construction to ensure protection of the public health, safety and welfare. The Culver City Building Division enforces the Uniform Building Code (UBC) in reviewing construction plans. UBC requirements may result in some incremental increases in the cost of housing construction since stricter building requirements often increase construction costs. Most cities in California use the UBC, however, so costs due to building codes are not comparatively greater in Culver City.

Culver City also enforces the California Fire Code (CFC) and has adopted additional measures that are more stringent than the CFC. These include a requirement that all new structures, not only those defined by the CFC, incorporate sprinklers. This requirement incrementally adds to the cost of housing development.



**TABLE H-19**  
**RESIDENTIAL ZONE DEVELOPMENT STANDARDS**

| <b>ZONE</b>                                             | <b>RESIDENTIAL USES PERMITTED</b>                                                                                                                                                                                                                                                                     | <b>MINIMUM LOT AREA<br/>(Square Feet)</b> | <b>MINIMUM UNIT SIZE<br/>(Square Feet)</b>                                                                                                       | <b>MAXIMUM BUILDING HEIGHT</b> | <b>MAXIMUM DENSITY</b>                                                                                                                     | <b>MINIMUM PARKING</b>                                                                                                                                                                                                                                     |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>R-1</b><br>Single-Family Dwelling                    | <ul style="list-style-type: none"> <li>One single-family dwelling</li> <li>Residential Care Facilities (Conditional Use Permit)</li> <li>Clustered housing attached/detached units (Conditional Use Permit)</li> </ul>                                                                                | 5,000 S.F.                                | One single-family dwelling; 1,000 S.F. ground floor area                                                                                         | 26 feet, two-story maximum     | 1 dwelling unit per lot                                                                                                                    | <ul style="list-style-type: none"> <li>2 covered spaces</li> <li>Units with more than five bedrooms; one space for each additional bedroom</li> </ul>                                                                                                      |
| <b>R-1a</b><br>Single-Family Dwelling                   | <ul style="list-style-type: none"> <li>One single-family dwelling</li> <li>Residential Care Facilities (Conditional Use Permit)</li> </ul>                                                                                                                                                            | 5,000 S.F.                                | One single-family dwelling; 1,300 S.F. ground floor area                                                                                         | 26 feet, two-story maximum     | 1 dwelling unit per lot                                                                                                                    | <ul style="list-style-type: none"> <li>2 covered spaces</li> <li>Units with more than five bedrooms; one space for each additional bedroom</li> </ul>                                                                                                      |
| <b>R-1z</b><br>Single-Family Dwelling/<br>Zero Lot Line | <ul style="list-style-type: none"> <li>One single-family dwelling</li> <li>Room rental to two persons maximum</li> </ul>                                                                                                                                                                              | 5,000 S.F.                                | One single-family dwelling; 1,700 S.F. total floor area with a ground floor area of not less than 900 S.F.                                       | 30 feet, two-story maximum     | 1 dwelling unit per lot                                                                                                                    | <ul style="list-style-type: none"> <li>2 covered spaces.</li> <li>Units with more than five bedrooms; one space for each additional bedroom</li> </ul>                                                                                                     |
| <b>R-2</b><br>Two-Family Dwelling                       | <ul style="list-style-type: none"> <li>One single-family dwelling</li> <li>One two-family dwelling (duplex)</li> <li>Two single-family dwellings</li> <li>Residential care facilities (Conditional Use Permit)</li> <li>Clustered housing attached/detached units (Conditional Use Permit)</li> </ul> | 5,000 S.F.                                | <ul style="list-style-type: none"> <li>One single-family dwelling; 1,000 S.F.</li> <li>Two single-family dwellings; 750 S.F. per unit</li> </ul> | 26 feet, two-story maximum     | <ul style="list-style-type: none"> <li>1 dwelling unit per 2,000 to 4,000 S.F. lot</li> <li>2 dwelling units per 5,000 S.F. lot</li> </ul> | <ul style="list-style-type: none"> <li>2 covered spaces per single family dwelling</li> <li>2 spaces per two-family dwelling with half of the spaces covered</li> <li>Units with more than five bedrooms; one space for each additional bedroom</li> </ul> |

Source: City of Culver City Municipal Code, Chapter 37, 1995.



**TABLE H-19, continued**  
**RESIDENTIAL ZONE DEVELOPMENT STANDARDS**

| <b>ZONE</b>                                | <b>RESIDENTIAL USES PERMITTED</b>                                                                                                                                                                     | <b>MINIMUM LOT AREA<br/>(Square Feet)</b>                     | <b>MINIMUM UNIT SIZE<br/>(Square Feet)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>MAXIMUM BUILDING HEIGHT</b> | <b>MAXIMUM DENSITY</b>                    | <b>MINIMUM PARKING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Three Family Dwelling                      | Zoning standards have yet to be developed, except the maximum of three dwellings on any one lot. Standards are anticipated to be consistent with Medium Density Multiple-Family (R-4 Zone) standards. |                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                |                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>R-3</b><br>Low Density Multiple-Family  | <ul style="list-style-type: none"> <li>▪ Uses permitted in the R-1 and R-2 Zones</li> <li>▪ Multiple-family dwellings</li> <li>▪ Residential care facility (Conditional Use Permit)</li> </ul>        | Refer to Culver City Municipal Code, Chapter 31; Subdivisions | <ul style="list-style-type: none"> <li>▪ One single-family dwelling; 1,000 S.F.</li> <li>▪ Two single-family dwellings; 750 S.F. per unit.</li> <li>▪ Bachelor in multiple-family; 500 S.F.</li> <li>▪ One bedroom in multiple-family; 700 S.F.</li> <li>▪ Two bedrooms in multiple-family; 900 S.F.</li> <li>▪ Three bedrooms in multiple-family; 1,100 S.F.</li> <li>▪ More than three bedrooms; 1,100 S.F., plus 150 S.F. for each bedroom over three bedrooms</li> </ul> | 40 feet, three-story maximum   | 2,904 S.F. net lot area per dwelling unit | <ul style="list-style-type: none"> <li>▪ Single family (see R-1)</li> <li>▪ Two family (see R-2)</li> <li>▪ 1½ spaces for bachelor unit less than 700 S.F.</li> <li>▪ 2 spaces for bachelor unit more than 700 S.F. and one bedroom</li> <li>▪ 2½ spaces for two bedrooms</li> <li>▪ 3½ spaces for three bedrooms</li> <li>▪ 3½ spaces, plus an additional half-space for each bedroom over three bedrooms</li> <li>▪ At least 50 percent of the total number of required parking spaces shall be fully covered</li> </ul> |
| <b>R-3a</b><br>Low Density Multiple-Family | (See R-3 Zone)                                                                                                                                                                                        | (See R-3 Zone)                                                | (See R-3 Zone)                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 30 feet, two-story maximum     | (See R-3 Zone)                            | (See R-3 Zone)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

Source: City of Culver City Municipal Code, Chapter 37, 1995.



**TABLE H-19, continued**  
**RESIDENTIAL ZONING STANDARDS**

| ZONE                                            | RESIDENTIAL USES PERMITTED                                                                                                                                                                       | MINIMUM LOT AREA<br>(Square Feet)                                     | MINIMUM UNIT SIZE<br>(Square Feet)                                                                                                                                                                                                                                                                                                                                                                                                                                        | MAXIMUM BUILDING HEIGHT   | MAXIMUM DENSITY                                                                                                                                                                                                                                                                     | MINIMUM PARKING |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>R-4</b><br>Medium-Density<br>Multiple-Family | <ul style="list-style-type: none"> <li>▪ Uses permitted in the R-1 and R-2 Zones</li> <li>▪ Multiple-family dwellings</li> <li>▪ Residential care facilities (Conditional Use Permit)</li> </ul> | Refer to <i>Culver City Municipal Code</i> , Chapter 31: Subdivisions | <ul style="list-style-type: none"> <li>▪ One single-family dwelling; 1,000 S.F.</li> <li>▪ Two single-family dwellings; 750 S.F. per unit</li> <li>▪ Bachelor in multiple-family; 500 S.F.</li> <li>▪ One bedroom in multiple-family; 700 S.F.</li> <li>▪ Two bedroom in multiple-family; 900 S.F.</li> <li>▪ Three bedroom in multiple-family; 1,100 S.F.</li> <li>▪ More than three bedrooms; 1,100 S.F., plus 150 S.F. for each bedroom over three bedrooms</li> </ul> | 30 feet two-story maximum | <ul style="list-style-type: none"> <li>▪ 1 dwelling unit per lot of 1,500 S.F.</li> <li>▪ 9 dwelling units, maximum on any one lot *</li> </ul> <p>*Except that R-4 Zone lots on Grand View Boulevard between Washington Place and Herbert Street may exceed nine units per lot</p> | (See R-3 Zone)  |
| Planned Residential District                    | Zoning standards have yet to be developed.                                                                                                                                                       |                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                                                                                                                                                                                                     |                 |

Source: City of Culver City Municipal Code, Chapter 37, 1995.



*Fees and Procedures.* The process for approving proposed projects, if time-consuming and cumbersome, can generate additional costs for development. The Culver City Planning Division works to limit the time frame for review of a project to contain project costs. The project approval process may last between two days to more than a year, depending on the level of review required for the application and the complexity of the project.

Compliance with the California Environmental Quality Act (CEQA) may also add time to the schedule of project completion. Discretionary project proposals that potentially will adversely impact the environment may require completion of special studies or an Environmental Impact Report (EIR) to identify measures for mitigating those impacts. EIRs, though not common for residential projects, may add up to 12 months to the approval process.

Residential development processing fees include those charged by the Planning, Engineering, Fire Prevention, and Building Safety Divisions of the City. The former two divisions establish fees based on a set schedule, and the latter two charge fees based on a percentage of the value of the proposed project. Generally, planning fees apply to application review costs, and engineer fees relate to sewer facilities, parking area inspection, and street use issues. Fire Prevention and Building Safety fees cover plan checking and inspection for life-safety, construction-related activity.

Based on the fee schedule in effect during fiscal year 1999, construction of a 1,600 square foot four bedroom single-family house on a previously subdivided lot would cost \$4,656 in Engineering, Fire Prevention, and Building Safety Division fees. Permits for construction of an administratively approved 4,000-square foot four-unit apartment building with two bedroom units would cost \$15,856 in fees from the four divisions. Fees for a 10,000 square foot, ten-unit apartment building with two

bedroom units that required a site plan review approved by the Planning Commission, but only limited CEQA review, would be about \$44,396. Under limited circumstances, when the applicant is a governmental agency or non-profit organization, such as an affordable housing developer, fees may be waived.

In addition to development processing, or permit fees, Culver City also requires certain types of projects to contribute financially, or with in-kind elements, to improve the City's quality of life. In this category are the park dedication or in-lieu fees, and the Art in Public Places program. All new residential subdivisions and all new residential developments that are not subdivisions, but add more than one unit (or the addition of one or more units to an existing residential development), are subject to park dedication or in-lieu fees. The fee is based on the anticipated density of the project, the adopted park standard of three acres per 1,000 residents, and the market value of the land at the project site. The program exempts developments dedicated to housing for seniors or low- to moderate-income households from payment of these fees.

In 1988, the City adopted an Art in Public Places Program to foster the development of cultural and artistic resources that enhance the City's quality of life. The Art Program requires that developers, of residential projects consisting of four or more units and valued at greater than \$500,000 (\$250,000 for substantial rehabilitation projects), dedicate one percent of project costs, to placement of a developer-owned artwork on the site or to an in-lieu fee paid to the City Art Fund. The fee is waived for residential units covenanted for low- or moderate-income households or senior citizens.

***Efforts to Remove Governmental Constraints.*** Culver City believes that the desire to maintain and enhance the peaceful, small town environment of the City, as a whole and its residential neighborhoods specifically, through its density and developmental standards, can be consistent with the State's



policies to promote the provision, preservation, and improvement of housing for all economic segments of the City. While density and development standards do not, in and of themselves, promote or inhibit the provision of affordable housing opportunities, in a tight and expensive housing market these standards, and other regulations are important factors that can discourage housing opportunities.

Several mechanisms are used to encourage the provision of affordable housing. In the area of densities and development standards, the City relies principally on the Density Bonus Program. In compliance with the state law the City has implemented and is continuing to encourage the inclusion of affordable housing units in new housing developments by granting density bonuses of at least 25 percent, reduce parking requirements, relax development standards and conceivably provide financial incentives. The City has utilized the density bonus program in the past to support the development of approximately 200 low- and very low-income senior, handicapped, and family dwelling units.

In addition to the density bonus program, the City has specifically exempted low to moderate income and senior dwelling unit developments from paying the park dedication or in-lieu fees, and Arts in Public Places program fees, as a further incentive to provide affordable housing opportunities for these economic segments. The 1995 General Plan Update also includes policies to eliminate the maximum nine dwelling units per development lot in the Medium Density Multiple Family land use designation in specified areas of the City, and to focus mixed-use commercial or industrial with residential uses in specified areas.

As stated earlier, there is sufficient under-developed residential land in the City to construct the number of dwelling units that meet the City's projected housing needs goal. The City's use of density bonuses, fee exemptions, and other proposed

regulation changes, could in conjunction with the removal of private constraints result in construction of sufficient housing to meet this goal.

***Private Constraints.*** Private constraints to affordable housing development center on the costs of land, financing and construction. Private market costs especially affect the construction of affordable units since these costs cannot be passed on to low-income tenants and must be absorbed by the developer.

***Land Costs.*** In the 1980s, the price of land in Southern California skyrocketed. This pattern was especially true for the Westside area because of the shortage of vacant land and increased demand for access to the clean air and proximity of the coastal area. Real estate professionals familiar with Culver City indicate that land values range between \$40 and \$50 per square foot, depending on the permitted density of the lot. The range of land costs in Culver City also reflects location and desirability differences.

***Financing.*** During the 1980s, high financing rates greatly affected residential construction. In the early 1990's, rates dropped steeply owing to the economic climate. In 1999, 30-year fixed rate mortgages continue to stand around 8.5 percent.

***Construction Costs.*** The components of construction costs include materials, labor, financing, and fees. Construction costs can vary widely according to the type of development with multi-family housing generally less expensive to construct than single-family housing. According to the Construction Industry Research Board, construction cost per square foot for a single-family home, ranges between \$60 and \$100.



**ENERGY CONSERVATION OPPORTUNITIES.** State law (Government Code Section 65583(a)(7)) requires a Housing Element to provide an analysis of opportunities for energy conservation in residential development. Not only do such energy conservation measures reduce consumption of non-renewable or limited resources, but they can substantially lower housing maintenance costs. Despite the mild climate of Southern California, old fixtures and appliances and older housing construction may wastefully consume water, gas, and electrical resources.

In Culver City, where 50 percent of the housing stock was constructed before 1950 and more than two-thirds was built before the adoption of State Energy Conservation Standards in 1975, a substantial number of units are likely using energy and water inefficiently. The City's best strategy for effective energy conservation is to promote and encourage energy efficient retrofitting of existing homes. Common and effective measures include weatherstripping and caulking of doors and windows and installation of insulation in ceiling and walls. Additionally, all new residential construction in the City will be constructed in an energy efficient manner through compliance with State Energy Conservation Standards.

To reduce water consumption, the City offers a program to encourage installation of low-flow toilets which complements a program offered by the Metropolitan Water District (MWD) that will lower water consumption. Also, the City has adopted a Water Conservation Ordinance designed to limit water consumption, and effectively reduce monthly water costs.



## GOAL, OBJECTIVES AND HOUSING POLICIES

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**GOAL:** *Residential neighborhoods that offer residents the qualities of a peaceful, small-town environment.*

**OBJECTIVE 1. Housing Supply.** Maintain opportunities for developing all types of housing while protecting the character and stability of Culver City neighborhoods.

**Policy 1.A** Provide for a residential lifestyle that is environmentally sound, aesthetically pleasing and that places a high priority on quality development.

**Policy 1.B** Coordinate the plans, programs and policies of all City departments in order to create planned, orderly and citywide residential development adequately and efficiently served by a balanced system of transportation, community facilities,, and public services sensitive to the environmental, recreational, social and economic characteristics of the community.

**Policy 1.C** Encourage the construction of compatible residential development on underdeveloped lots in neighborhoods designated for Two, Three, or Multiple Family housing.

**Policy 1.D** Allow residential development in industrial and commercial areas, except on Washington Boulevard west of McLaughlin Avenue, only where such development protects residents from adjacent uses and reinforces the primary character and use of the area. (Land Use Element policy 4.E)

**Policy 1.E** Emphasize mixed residential-commercial development on the south side of Culver Boulevard between Overland and Madison Avenues. (Land Use Element Policy 27.D)

**Policy 1.F** Investigate the potential for future housing and open space opportunities in the undeveloped areas of the City. (Land Use Element Policy 2.C)

**OBJECTIVE 2. Housing Affordability.** Provide rental and home ownership housing opportunities that are compatible with the incomes of Culver City residents.

**Policy 2.A** Encourage the inclusion of a percentage of affordable housing units in new housing developments by granting density bonuses of at least 25 percent, reduced parking requirements, relaxed development standards, financial incentives and/or other appropriate means determined by the City. (Land Use Element policies 3.A, 3.E).

**Policy 2.B** Actively support affordable housing development by private and non-profit housing developers.

**Policy 2.C** Provide a balanced distribution of lower-income housing in order to eliminate the potential of creating areas of high concentrations of any one type of household income range.

**Policy 2.D** Conserve existing affordable housing, particularly mobile homes (in mobile-home parks), rental and assisted units.

**Policy 2.E** Develop standards to regulate the conversion of apartment units to condominiums to preserve rental housing and to ensure a balance between the owner-occupied and renter-occupied housing needs of the community. (Land Use Element policy 3.D).



**OBJECTIVE 3. Housing Maintenance.** Attain a high-level of housing maintenance to assure the availability of decent housing and to protect the quality of neighborhood environments.

**Policy 3.A** Maintain a housing stock free of health or safety hazards.

**Policy 3.B** Maintain quality neighborhood living environments throughout the entire City.

**Policy 3.C** Provide financial assistance to low- and moderate-income households to encourage the rehabilitation and adequate maintenance of existing housing units.

**Policy 3.D** Aggressively monitor the maintenance of residential properties and enforce the provisions of the City's building code and property maintenance regulations.

**Policy 3.E** Promote assistance programs and enforce applicable health and safety standards to prevent severe overcrowding in units.

**Policy 3.F** Enforce zoning and building code regulations to prevent the illegal conversion of garages and accessory structures into dwelling units.

**Policy 3.G** Promote measures that exceed the requirements of the State Energy Conservation Standards to reduce future operating costs.

**Policy 3.H** Encourage owners to retrofit existing housing units with resource-conserving fixtures and to perform energy-saving measures.

**OBJECTIVE 4. Housing Access.** Improve access to quality housing for all members of the community by eliminating discrimination, reducing physical constraints, increasing affordability, and supporting access to emergency shelter.

**Policy 4.A** Continue efforts to promote development of housing available to all income and age levels.

**Policy 4.B** Promote housing opportunities for families of all income levels to help maintain the young, family-oriented character of the City into the future.

**Policy 4.C** Actively assist first time homebuyers to purchase housing with alternative financing mechanisms.

**Policy 4.D** Minimize the extent of overpayment by lower-income households by assisting with rental-housing payments.

**Policy 4.E** Continue efforts to promote fair housing and non-discrimination in housing sales and rentals by supporting organizations that provide information, counseling and mediation on fair housing laws and landlord-tenant disputes.

**Policy 4.F** Prohibit discrimination in the sale or renting of housing to anyone on the basis of their race, ethnicity, national origin, sex, age, family status or sexual orientation.

**Policy 4.G** Combat red-lining practices in mortgage lending and insurance underwriting.

**Policy 4.H** Actively assist with the rehabilitation and construction of barrier-free housing for persons with disability.

**Policy 4.I** Assist homeless persons by referral to services and provision of emergency services.



Government Code Section 65583(b) requires that a Housing Element set forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement its stated policies and objectives. The following describes the measures that the City plans to implement consistent with its identified policies. Table H-20, *Five-Year Housing Implementation Programs for Culver City, 2000-2005*, which follows, identifies the time-frame, responsible agency, and funding source for implementation of housing programs and their quantitative objectives.

The summary of the City's five-year housing objectives is described below. These objectives reflect feasible housing goals in light of existing and proposed housing programs and services provided by the City, land use policies adopted by the City, and anticipated economic conditions.

#### SUMMARY OF OBJECTIVES, 2000-2005

##### Production of 225 housing units

- 108 market rate units
- 47 moderate income units
- 31 lower income units
- 39 very low income units

##### Rehabilitation of 500 housing units

- 150 very low income units
- 150 low income units
- 200 moderate income units

##### Preservation of 485 affordable housing units

- 425 very low income units
- 60 low to moderate income units

State law requires that the Housing Element be internally consistent with other elements of the General Plan and that the City update currently adopted elements as necessary. Review of the *Draft* Housing Element with the adopted General Plan Elements, indicate that each is consistent with the policies and implementation measures incorporated in the Housing Element. General Plan consistency will be maintained through the annual General Plan implementation status review.

#### **MEASURE 1. CONTINUE CURRENT HOUSING PROGRAMS.**

The City of Culver City Community Development Department (CDD) Housing Division currently implements a variety of programs that assist City residents with the purchase or rental of housing, promote building maintenance and rehabilitation, and support fair housing practices. Implementation actions that are programs currently provided by the City include:

**A. Mortgage Assistance Program.** Continue the Mortgage Assistance Program (MAP) which financially assists low- and moderate-income first-time homebuyers with home purchase.

**B. Section 8 Program.** Continue to assist very-low income households to pay for housing through the Section 8 Program.

**C. Rental Assistance Program.** Continue to assist very low- and low-income households to pay for housing through the Rental Assistance Program (RAP).

**D. Shared Housing.** Continue to assist individuals to locate alternative independent-living situations through the Shared Housing program.

**E. Kinston Avenue Pride Strategy.** Implement the Kinston Avenue Pride Strategy to upgrade the character and condition



of the neighborhood while preserving affordability including offering the RAP to residents.

**F. Homeless Service Referrals.** Continue to assist homeless persons and families through referral to temporary shelter facilities and services in the Westside area.

**G. Emergency Shelters.** Continue to make existing facilities, including the California National Guard Armory at 10808 Culver Boulevard, available as emergency cold weather shelters for homeless persons and families.

**H. Emergency Food Vouchers.** Continue to provide one-time food vouchers on an emergency basis through the Human Services Department.

**I. Group Homes.** Continue to monitor existing group homes to ensure compliance with the City's Group Home Program.

**J. Neighborhood Preservation Program.** Continue to implement the Neighborhood Preservation Program that provides grants, rebates, emergency grants, loans and deferred loans to qualified low- and moderate-income households and to owners of multi-family housing with qualified low-income tenants to rehabilitate and maintain housing.

**K. Physical Accessibility Improvements.** Continue to fund the installation of residential features, which assist disabled persons through the Neighborhood Preservation Program (NPP).

**L. Graffiti Removal.** Continue to work with building owners to remove graffiti by coordinating the services of removal companies and encouraging local monitoring by owners. Continue to help community groups to organize volunteer graffiti removal activities.

**M. Weatherization.** Continue to fund weatherization through the Neighborhood Preservation Program.

**N. Fair Housing Counseling.** Continue to provide information and assistance regarding landlord/tenant rights and issues and to investigate allegations of discrimination through the Westside Fair Housing Council.

**O. Landlord Tenant Mediation Board.** Continue to mediate disputes between landlords and tenants through the Landlord Tenant Mediation Board.

**P. Temporary Emergency Rental and Relocation Assistance Program.** Continue program, financed through Redevelopment Agency resources that provides security deposit to individuals forced to relocate due to change of use or code enforcement.

**Q. Create Affordable Rental Environments (CARE).** Continue to provide opportunities for rehabilitation, assistance with management and preservation of affordable housing to specified problem rental buildings. Expand program to include creating affordable units in residential motels in need of rehabilitation.

**R. Home Secure.** Continue to contract with the Jewish Family Services to provide and install security and safety devices and offer education and community resource information.

**S. Helms and Caroline Affordable Housing Project.** Continue to offer grants to affordable housing developers acquire, rehabilitate, and provide affordable housing to low income renters.

**T. Security Deposit Reimbursement Program.** Continue to provide assistance with security deposit and first month's rent to low- and moderate-income tenants displaced due to code enforcement action or change in land use.



**TABLE H-20**  
**FIVE-YEAR HOUSING ELEMENT IMPLEMENTATION PROGRAMS FOR CULVER CITY (2000 - 2005)**

| PROGRAM                                                         | FUNDING                                     | PRIORITY  | RESPONSIBILITY     | OBJECTIVES                 |
|-----------------------------------------------------------------|---------------------------------------------|-----------|--------------------|----------------------------|
| <b>1. CONTINUE CURRENT HOUSING PROGRAMS</b>                     |                                             |           |                    |                            |
| A. Mortgage Assistance Program                                  | Redevelopment Set-Aside Funds               | 1998-2005 | Housing Division   | 100 households             |
| B. Section 8 Program                                            | Department of Housing and Urban Development | 1998-2005 | Housing Division   | 425 households             |
| C. Rental Assistance Program                                    | Redevelopment Set-Aside Funds               | 1998-2005 | Housing Division   | 125 households             |
| D. Shared Housing                                               | Redevelopment Set-Aside Funds               | 1998-2005 | Housing Division   | 150 households             |
| E. Kinston Avenue Pride Strategy                                | Redevelopment Set-Aside Funds               | 1998-2005 | Housing Division   | 29 households              |
| F. Homeless Service Referrals                                   | Housing Division Budget                     | Ongoing   | Housing Division   | 20 individuals             |
| G. Emergency Shelters                                           | Human Services Department Budget            | Ongoing   | Human Services     | as needed                  |
| H. Emergency Food Vouchers                                      | Human Services Department Budget            | Ongoing   | Human Services     | as needed                  |
| I. Group Homes                                                  | Redevelopment Set-Aside Funds               | Ongoing   | Housing Division   | 3 homes for 18 individuals |
| J. Neighborhood Preservation Program                            | Redevelopment Housing Funds                 | Ongoing   | Housing Division   | 500 households             |
| K. Physical Accessibility Improvements                          | Redevelopment Set-Aside Funds               | Ongoing   | Housing Division   | as needed                  |
| L. Graffiti Removal                                             | Inter-Departmental                          | Ongoing   | Inter-Departmental | as needed                  |
| M. Weatherization                                               | Redevelopment Set-Aside Funds               | Ongoing   | Housing Division   | as needed                  |
| N. Fair Housing Counseling                                      | Section 8 Administration Fee                | Ongoing   | Housing Division   | as needed                  |
| O. Landlord Tenant Mediation Board                              | Redevelopment Set-Aside Funds               | Ongoing   | Housing Division   | 10 cases                   |
| P. Temporary Emergency Rental and Relocation Assistance Program | Redevelopment Housing Funds                 | 1998-2005 | Housing Division   | 50 residents               |
| Q. Create Affordable Rental Environments (CARE)                 | Redevelopment Housing Funds                 | 1998-2005 | Housing Division   | 20 units                   |
| R. Home Secure                                                  | Redevelopment Housing Funds                 | 1998-2005 | Housing Division   | 515 units                  |



**TABLE H-20, continued**  
**FIVE-YEAR HOUSING ELEMENT IMPLEMENTATION PROGRAMS FOR CULVER CITY (2000 - 2005)**

| PROGRAM                                                             | FUNDING                                                   | PRIORITY       | RESPONSIBILITY                        | OBJECTIVES                  |
|---------------------------------------------------------------------|-----------------------------------------------------------|----------------|---------------------------------------|-----------------------------|
| <b>S. Helms and Caroline Affordable Housing Project</b>             | Redevelopment Housing Funds                               | 1998-2005      | Housing Division                      | 13 units                    |
| <b>T. Security Deposit Reimbursement Program</b>                    | Redevelopment Housing Funds                               | 1998-2005      | Housing Division                      | 125 units                   |
|                                                                     |                                                           |                |                                       |                             |
| <b>2. DEVELOP ADDITIONAL HOUSING PROGRAMS</b>                       |                                                           |                |                                       |                             |
| <b>A. Density Bonus Program</b>                                     | Housing/Planning Division Budgets                         | July 2001      | Housing Division<br>Planning Division | 15 units                    |
| <b>B. Condominium Conversion Ordinance</b>                          | Planning Division Budget                                  | September 2001 | Planning Division                     | Adopt Program/<br>Ordinance |
| <b>C. West Culver City Residential Rehabilitation Program</b>       | Redevelopment Housing Funds                               | June 2001      | Housing Division                      | 35 units                    |
| <b>D. Second Unit/Granny Flat Ordinance</b>                         | Planning Division Budget                                  | June 2001      | Planning Division                     | 50 units                    |
| <b>E. Lot Consolidation Program</b>                                 | Planning Division Budget                                  | December 2001  | Planning Division                     | 20 units                    |
| <b>F. Mixed Use Development Standards</b>                           | Planning Division Budget                                  | August 2001    | Planning Division                     | 50 units                    |
|                                                                     |                                                           |                |                                       |                             |
| <b>3. HOUSING DIVISION ADMINISTRATIVE ACTIVITIES</b>                |                                                           |                |                                       |                             |
| <b>A. Monitor Assisted Units</b>                                    | Housing Division Budget                                   | Ongoing        | Housing Division                      | 275 units                   |
| <b>B. Financial Support and Technical Assistance</b>                | Housing Division Budget and<br>Redevelopment Housing Fund | Ongoing        | Housing Division                      | as needed                   |
| <b>C. Financing Negotiations for Affordable Housing Development</b> | Housing Division Budget                                   | Ongoing        | Housing Division                      | as needed                   |



**TABLE H-20, continued**  
**FIVE-YEAR HOUSING ELEMENT IMPLEMENTATION PROGRAMS FOR CULVER CITY (2000 - 2005)**

| PROGRAM                                             | FUNDING                           | PRIORITY   | RESPONSIBILITY                            | OBJECTIVES |
|-----------------------------------------------------|-----------------------------------|------------|-------------------------------------------|------------|
| D. Financing Negotiations for Home Purchases        | Housing Division Budget           | Ongoing    | Housing Division                          | as needed  |
| E. Redevelopment Agency Housing Replacement         | Redevelopment Housing Funds       | Ongoing    | Redevelopment Agency                      | as needed  |
| F. Affordable Housing Production                    | Redevelopment Housing Funds       | March 2001 | Redevelopment Agency and Housing Division | 20 units   |
| G. Facilitation of Affordable Housing Construction  | Housing/Planning Division Budgets | Ongoing    | Housing Division<br>Planning Division     | as needed  |
| H. Monitor State and Federal Programs               | Housing Division Budget           | Ongoing    | Housing Division                          | as needed  |
| I. Promote Location Efficient Mortgage Program      | Housing Division Budget           | Ongoing    | Housing Division                          | as needed  |
| <b>4. REGULATORY INCENTIVES</b>                     |                                   |            |                                           |            |
| A. Density Bonus                                    | Planning Division Budget          | Ongoing    | Planning Division                         | as needed  |
| B. Reduced Parking and Other Development Incentives | Planning Division Budget          | Ongoing    | Planning Division                         | as needed  |
| C. Streamline Permit Approval Process               | Planning Division Budget          | Ongoing    | Planning Division                         | as needed  |
| D. Adaptive Reuse of Commercial Structures          | Planning Division Budget          | Ongoing    | Planning Division                         | as needed  |
| E. Fee for Service Program                          | Planning Division Budget          | Ongoing    | Planning Division                         | as needed  |
| <b>5. DISTRIBUTE PUBLIC INFORMATION</b>             |                                   |            |                                           |            |
| A. Promotion of Housing Programs                    | Housing Division Budget           | Ongoing    | Housing Division                          | as needed  |



**TABLE H-20, continued**  
**FIVE-YEAR HOUSING ELEMENT IMPLEMENTATION PROGRAMS FOR CULVER CITY (2000 - 2005)**

| PROGRAM                                                                                                               | FUNDING                           | PRIORITY        | RESPONSIBILITY                               | OBJECTIVES |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------|----------------------------------------------|------------|
| <b>B. Distribution of Anti-Graffiti Design Information</b>                                                            | Housing/Planning Division Budgets | Ongoing         | Housing Division<br>Planning Division        | as needed  |
| <b>C. Distribution of Noise Abatement Information</b>                                                                 | Code Enforcement and Building     |                 | Code Enforcement<br>and Building<br>Division | as needed  |
| <b>D. Distribution of Resource Conservation Measures Information</b>                                                  | Housing Division Budget           | Ongoing         | Housing Division                             | as needed  |
| <b>E. Distribution of Housing Opportunities Information</b>                                                           | Housing Division Budget           | Ongoing         | Housing Division                             | as needed  |
|                                                                                                                       |                                   |                 |                                              |            |
| <b>6. REVISE ZONING CODE</b>                                                                                          |                                   |                 |                                              |            |
| <b>A. Eliminate Nine Units-Per-Lot Limit on Grand View Boulevard R4 Zone</b>                                          | Planning Division Budget          | Completed       | Planning Division                            | 70 units   |
| <b>B. Permit Residential Development in Commercial or Industrial Zones to Exceed the R-4 Nine Units-Per-Lot Limit</b> | Planning Division Budget          | January<br>2002 | Planning Division                            | as needed  |
| <b>C. Develop Standards for Live/Work Units in East Washington Overlay Zone</b>                                       | Planning Division Budget          | March<br>2002   | Planning Division                            | 10 units   |



**MEASURE 2. DEVELOP ADDITIONAL HOUSING PROGRAMS.** To support the policies of the Housing Element, the City of Culver City will need to develop and adopt additional housing programs. These are programs that both the Housing and Planning Divisions will develop and implement. The following actions describe the proposed programs.

**A. Density Bonus Program.** Update program to implementing the State Density Bonus law that specifies a process for granting the density bonus and/or additional incentives, and for assuring the ongoing affordability of the bonus units.

**B. Condominium Conversion Ordinance.** Adopt a condominium conversion ordinance that establishes minimum housing quality standards, preserves affordability, and minimizes dislocation of tenants.

**C. West Culver City Residential Rehabilitation Program.** Implement program to offer rehabilitation grants to eligible property owners and provide grants to affordable housing developers to acquire and rehabilitate units to provide housing to lower income renters.

**D. Second Unit/Granny Flat Ordinance.** Permit second units in single family and multifamily zones and allow reductions in the parking standards for second units, which are restricted for rent by very low, low and moderate-income families.

**E. Lot Consolidation Program.** Develop a lot consolidation program for lots in the Medium-Density Multiple-Family (R-4) Zone to encourage affordable units in areas suited for higher densities. As part of the program, analyze the impact of the nine units-per-lot restriction and consider eliminating the restriction. Develop design guidelines for residential zones that would ensure that new multi-family development would be

consistent with the existing low-density character of the neighborhood.

**F. Mixed Use Development Standards.** Develop standards and incentives that support and promote the construction of mixed use residential units in commercial zones including eliminating artificial caps.

**MEASURE 3. HOUSING DIVISION ADMINISTRATIVE ACTIVITIES.** The Housing Division should continue to provide additional administrative services on an ongoing basis. These activities include efforts to assist affordable housing developers on an individual basis and to preserve affordable housing opportunities.

**A. Monitor Assisted Units.** Monitor the ongoing affordability status of assisted units.

**B. Financial Support and Technical Assistance.** Provide financial support and technical assistance to organizations that develop housing for populations with special needs.

**C. Financing Negotiations for Affordable Housing Development.** Work with local banks and lending agencies on behalf of public and private developers, to assist them with the acquisition of financing for low- and moderate-income rental housing.

**D. Financing Negotiations for Home Purchases.** Work with private lenders to encourage them to provide mortgage financing that facilitates home ownership.

**E. Redevelopment Agency Housing Replacement.** Continue to replace residential units lost as a result of Redevelopment Agency actions with financial resources from the Agency.



**F. Affordable Housing Production.** Complete a study of sites to analyze opportunities for housing and mixed-use including sites along commercial corridors that are currently underserved with parking to determine if small scale parking garages combined with housing would be feasible.

**G. Facilitation of Affordable Housing Construction.** Work with developers to facilitate the construction of low- and moderate-income housing units.

**H. Monitor State and Federal Programs.** Continue to monitor and evaluate state and federal housing programs for application in meeting Culver City's housing needs.

**I. Promote Location Efficient Mortgages Program.** Promote the advantages and availability of the Location Efficient Mortgages (LEM) which creates savings in the cost of owning a home for low and moderate households in an urban neighborhood

**MEASURE 4. REGULATORY INCENTIVES.** To foster the development of affordable housing, the City should continue to conditionally grant regulatory incentives. The following actions direct the City to proceed to implement one or more of these incentives.

**A. Density Bonus.** Continue to comply with State law by granting developers a minimum 25 percent density bonus for the inclusion of affordable housing units in a development of five or more units. Developers dedicating at least 10 percent of units to very low-income households, 20 percent of units to low-income households, or 50 percent of units to qualifying seniors would qualify for the density bonus plus an additional incentive that improves the financial feasibility of the proposed project.

**B. Reduced Parking and Other Development Incentives.** Grant developers a reduction in parking requirements, relax development standards, financial incentives and/or other appropriate means determined by the City for dedicating a percentage of dwelling units to low- and/or moderate-income households, consistent with the dedicated percentages of the State Density Bonus Law.

**C. Streamline Permit Approval Process.** Give priority processing to applications that provide very low, low and moderate income housing to reduce development costs associated with time delays and continue to offer fee waivers to nonprofit housing developers.

**D. Adaptive Reuse of Commercial Structures.** Encourage adaptive reuse of commercial structures to residential use by allowing increased density where the new housing units are created in existing structures and in proportion to the number of new units which are dedicated to very low, low or moderate income families.

**E. Fee for Service Program.** Continue Fee for Service Program that allows applicants to utilize City planning consultants to expedite the processing of applications.

**MEASURE 5. DISTRIBUTE PUBLIC INFORMATION.** The preparation and distribution of public information material is an effective measure for informing residents and developers about housing programs and activities of benefit to themselves and the community. Providing this information to the public effectively fosters the policies and objectives adopted by the City.

**A. Promotion of Housing Programs.** Aggressively market the availability of housing rehabilitation and maintenance



programs with brochures, flyers, and other public information materials.

**B. Distribution of Anti-Graffiti Design Information.** Provide developers with information regarding architectural designs, building materials and landscaping that serve to deter graffiti.

**C. Distribution of Noise Abatement Information.** Distribute information about noise abatement practices, materials and landscaping that would mitigate noise impacts to the community.

**D. Distribution of Resource Conservation Measures Information.** Distribute information about resource-conservation measures to encourage application in existing units.

**E. Distribution of Housing Opportunities Information.** Develop a program to distribute information about the opportunity to distribute information about the opportunity to develop housing on commercial and industrial lots in the City.

**MEASURE 6. REVISE ZONING CODE.** As described in the Land Use Element, adoption of the updated General Plan will require amendment of the Zoning Code. These changes include the creation of new zones, modification of existing zones and designation/redesignation of parcels on the Zoning Map. The Land Use Element describes a process for revising the Code and specifically identifies the changes associated with residential areas. The implementation measures described below include only those that address the prominent issues evaluated in this Element, such as housing supply, preservation and access.

**A. Eliminate Nine Units-Per-Lot Limit on Grand View Boulevard R-4 Zone.** Revise the Zoning Code to permit greater than nine units per lot on the Medium Density Multiple Family parcels on Grand View Boulevard.

**B. Permit Residential Development in Commercial or Industrial Zones to Exceed the R-4 Nine Units-Per-Lot Limit.** Revise the Zoning Code to permit residential development within specified commercial and industrial zones to exceed the nine-unit-per-lot limit of R-4 zoning.

**C. Develop Standards for Live/Work Units in East Washington Overlay Zone.** Revise the Zoning Code to create standards and incentives that encourage the provision of residential units.







U.C. BERKELEY LIBRARIES



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